

TOWN OF RICE LAKE

BARRON COUNTY

WISCONSIN

COMPREHENSIVE PLAN

2009-2030

ADOPTED JANUARY 12, 2009



**Prepared by
MSA PROFESSIONAL SERVICES, INC.**

Ordinance No. 09-101
Town of Rice Lake

**An Ordinance to Adopt the Comprehensive Plan
of the Town of Rice Lake, Wisconsin.**

The Town Board of the Town of Rice Lake, Wisconsin, do ordain as follows:

Section 1. Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the Town of Rice Lake, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Town Board of the Town of Rice Lake, Wisconsin has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

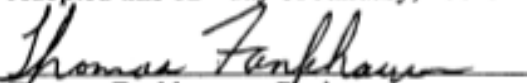
Section 3. The plan commission of the Town of Rice Lake, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to Town Board the adoption of the document entitled "Town of Rice Lake, Barron County, Wisconsin, Comprehensive Plan 2008-2030," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Town has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The Town Board of the Town of Rice Lake, Wisconsin, does, by enactment of this ordinance, formally adopts the document entitled, "Town of Rice Lake, Barron County, Wisconsin, Comprehensive Plan 2008-2030," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication/posting as required by law.

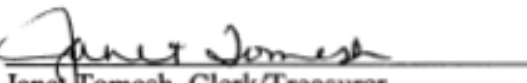
Adopted this 12th day of January, 2009.


Thomas Fankhauser, Chairman
Town of Rice Lake

Published: January 21, 2009 Posted: January 13, 2009

Approved/Vetoed: Approved Voting in Favor: 5 Voting Opposed: 0

Attest:


Janet Tomesh, Clerk/Treasurer
Town of Rice Lake

Plan Amendments

The following lists the dates and page numbers of any amendments to this comprehensive plan since its original adoption.

AMENDMENT DATE

PAGE #

TOWN OF RICE LAKE BOARD

Thomas Frankhauser	Chairperson
Paul Buesser	Supervisor
Mark Kucko	Supervisor
David Crotteau	Supervisor
Donald Putnam	Supervisor

Town of Rice Lake Plan Commission

Paul Buesser	Chairperson
Jim Heldstab	Commission Member
Lorraine Barta	Commission Member
Pete Schneider	Commission Member
Joyce Kringle	Commission Member
Kurt Wallace	Commission Member
Mark Rogstad	Commission Member
Stan Buchanan	Town Engineer
Delores Buesser	Plan Commission Secretary



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EXECUTIVE SUMMARY

This Plan is a guidebook for managing change and development in the Town of Rice Lake. The Plan provides the most recent available statistics, documents the important issues of concern identified by Town residents, and sets forth goals, objectives, policies, and actions to be pursued by the Town in the coming years. Land use guidance is provided throughout the Town (See Map 1: Planning Area). The Plan covers topics mandated by Wisconsin State Statute 66.1001, but the content of the Plan reflects local concerns. This Plan looks forward to the year 2030, but it should be reviewed annually and fully updated every ten years.

As required by statute, copies of this adopted plan were distributed to the Town of Stanford, Town of Doyle, Town of Stanley, Town of Oak Grove, City of Rice Lake, Barron County, West Central Wisconsin Regional Planning Commission, Rice Lake Area School District, and the Wisconsin Department of Administration.

Residents were consulted in the development of this plan through public meetings near the beginning and end of the planning process and a formal public hearing held prior to adoption. All Plan Commission working sessions were also open to public attendance and comment. Several key themes emerged from this input:

- ❖ Maintain and preserve the Town of Rice Lake’s rural character.
- ❖ Protect sensitive natural resources and agricultural lands within the Town of Rice Lake.
- ❖ New growth should occur on the least productive soils with a focus on encouraging housing for all cycles of life.

This Plan is organized into five chapters:

- **Chapter 1: Introduction** – describes Wisconsin’s Comprehensive Planning requirements and the planning process used to complete this Plan.
- **Chapter 2: Vision, Goals, Objectives, & Policies** – describes the community vision, goals, objectives, and policies for each element of the comprehensive plan.
- **Chapter 3: Future Land Use** – a summary of the future land use plan for the Town of Rice Lake.
- **Chapter 4: Implementation** – a compilation of recommendations and specific actions to be completed in a stated sequence to implement the goals, objectives, and policies contained in Chapter 2 & 3.
- **Chapter 5: Existing Conditions** – summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). This information provides a basis for creating goals, objectives, policies, maps, and actions guiding future development in the Town of Rice Lake.

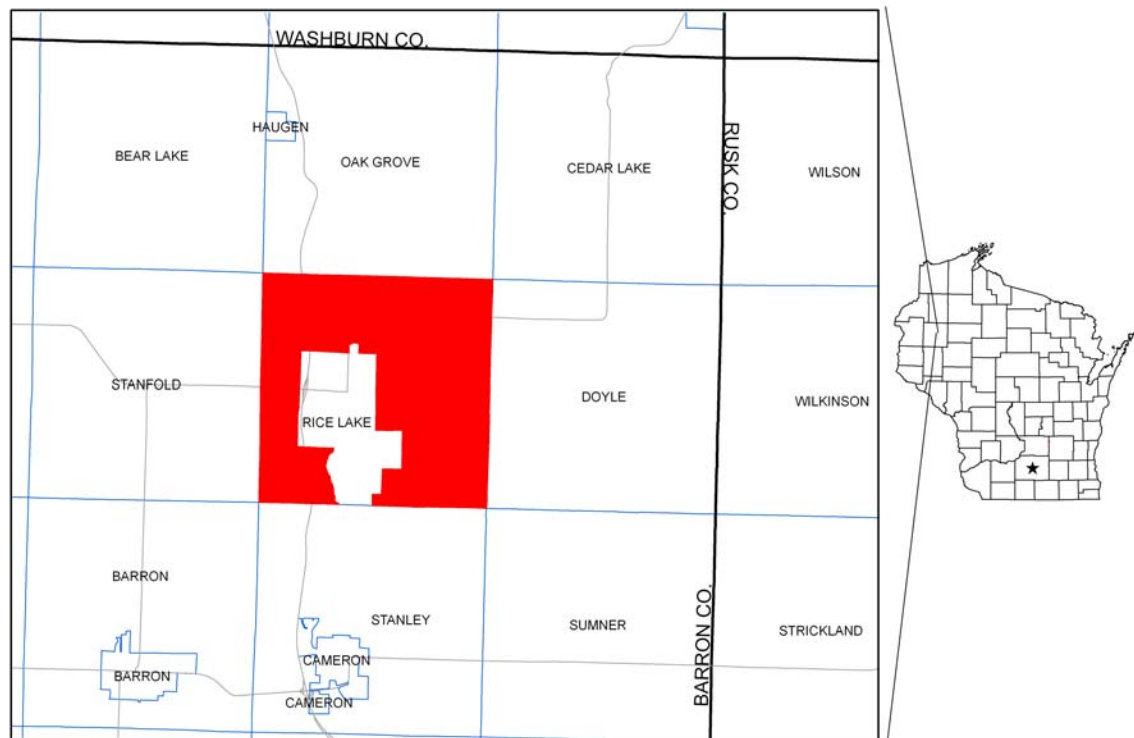
CHAPTER 1 - INTRODUCTION

1.1 REGIONAL CONTEXT

The Town of Rice Lake is located in west-central Wisconsin (Barron County). The City of Rice Lake (pop. 8,312) is located almost entirely within the Town, with a very small southern portion included in the Town of Stanley (pop. 2,229) to the south. To the north is the Town of Oak Grove (pop. 911). To the east is the Town of Doyle (pop. 498), and to the west is the Town of Stanfold (pop. 669). The Town is about 17,743 acres (27.7 sq.mi.) in size with predominant land uses being agricultural. The 2000 population was 3,026 (109.2 persons per sq.mi.).

Barron County was established in 1869, and is bordered on the west by Polk County, on the south by Dunn and Chippewa Counties, on the east by Rusk and Chippewa Counties, and on the north by Burnett and Washburn Counties. The county is approximately 553,600 acres, or 865 square miles. The population in 2000 was 44,963 (52.0 persons per sq.mi.). Twenty-five towns, six villages, and four cities make up the county. Rice Lake (pop. 8,312), located in the northeast part of the county, is the largest city. Barron (pop. 3,248) is the second largest city and is the county seat. Current major industries are in manufacturing, agricultural, educational, and health and social services.

Figure 1.1: Regional Context



1.2 WISCONSIN COMPREHENSIVE PLANNING LAW

Under the Comprehensive Planning legislation [s. 66.1001 Wis. Stats.], adopted by the State in October of 1999 and also known as “Smart Growth,” beginning on January 1, 2010 if the Town of Rice Lake engages in any of the actions listed below, those actions shall be consistent with its comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Town, village, or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

The Law Defines a Comprehensive Plan as containing nine required elements:

- | | |
|-----------------------------------------------|----------------------------------|
| 1. Issues and Opportunities | 6. Economic Development |
| 2. Housing | 7. Intergovernmental Cooperation |
| 3. Transportation | 8. Land Use |
| 4. Utilities & Community Facilities | 9. Implementation |
| 5. Agricultural, Natural & Cultural Resources | |

The Comprehensive Planning Law in Wisconsin requires public participation at every stage of the comprehensive planning process. “Public participation” is defined as adopting and implementing written procedures for public participation that include but are not limited to broad notice provisions, the opportunity for the public and impacted jurisdictions to review and comment on draft plans, and the holding of a public hearing prior to plan adoption.

The Comprehensive Planning Law standardizes the procedure for adopting a comprehensive plan. The plan commission must submit a recommendation on the comprehensive plan to the chief elected body. The local governing body may then adopt and enact the plan by ordinance.

In addition to ensuring local residents and businesses have the opportunity to review and comment on the plan, the Comprehensive Planning Law requires that copies of the draft and final comprehensive plans be sent to adjacent communities, the Wisconsin Department of Administration, the regional planning commission and public library serving the area, and all other area jurisdictions located entirely or partially within the boundaries of the community.

The Role of a Comprehensive Plan for the Town of Rice Lake

This planning document is intended to be a “living” guide for the future overall development of the Town of Rice Lake. It serves the following purposes:

- It acts as a benchmark to measure change and progress, providing a record of current strengths, weaknesses, opportunities and threats to quality of life.
- It clearly defines areas appropriate for development, redevelopment, and preservation.
- It identifies opportunities to update and strengthen the Town of Rice Lake’s land use implementation tools.
- It can be used as supporting documentation for Town of Rice Lake’s policies and regulations and can be used to strengthen grant funding applications.

- It is a primary document to be used by the Plan Committee and the Town Board to evaluate development proposals within the Town of Rice Lake.

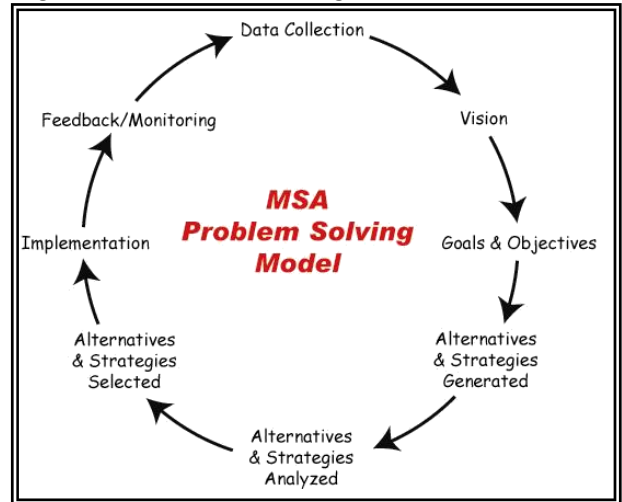
The most important function the plan will serve is as a resource manual assisting in the evaluation of land use related requests and the provision of design recommendations for various types of development. It establishes a standard for all land use decisions in the Town of Rice Lake. Communities who consistently make land use decisions based on their comprehensive plan reduce their exposure to legal action, increase their opportunities to save money and improve the quality and compatibility of new development.

1.3 PLANNING PROCESS

In early 2007, the Town of Rice Lake engaged MSA Professional Services, Inc. to assist in completion of a Comprehensive Plan complying with Wisconsin's "Smart Growth" requirements, State Statute 66.1001.

As required by SS 66.1001, every community must adopt a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to define procedures for public involvement during every stage of the planning process. (See Appendix A for the complete Public Participation Plan.) Some of key components of the public participation plan are:

Figure 1.2: MSA Problem Solving Model



- Use of a Community Survey to gain insight from Town residents on key issues (see Appendix B for the complete Community Survey).
- Two public meetings to allow the public to voice their ideas, opinions, and concerns in the development of the plan. Notice of public meetings was published and posted in accordance with Town procedures and State law.
- Five Plan Commission working sessions to review project material and to make policy recommendations. All Plan Committee working sessions were open to public attendance and comment.

1.4 SELECTION OF THE PLANNING AREA

The study area for this Plan includes all lands within the Town's jurisdiction boundaries (See Map 1: Planning Area).

1.5 COMMUNITY ASSETS & LIABILITIES ANALYSIS

A Community Assets and Liabilities exercise was conducted at a public meeting on October 30th, 2007 to gather initial data from Town residents on their opinions of the Town. The assets and liabilities of the Town of Rice Lake are listed in Table 1.1, organized by plan element.

Table 1.1: Community Assets & Liabilities

Element	Assets	Liabilities
Housing	<ul style="list-style-type: none"> • Rural Character (6) 	<ul style="list-style-type: none"> • Sprawl Residential Development (5) • Unkempt Properties (1)
Transportation	<ul style="list-style-type: none"> • Good Roads (3) 	<ul style="list-style-type: none"> • Speeding on Town Roads (2)
Utilities and community facilities	<ul style="list-style-type: none"> • Good Fire Department (5) • Schools, Colleges & Libraries (3) • Adequate Health Care Nearby (2) • Good Police Protection (1) • Mail Service • Good EMS Providers • Good Media Outlets 	<ul style="list-style-type: none"> • Lack of Utilities-sewer (4) • Lack of Parks & Trails (2) • Lack of Town Police & Fire • Animal Control (3)
Agricultural, natural and cultural resources	<ul style="list-style-type: none"> • Good Natural Resources-land, water & air (6) • Close to Recreation (3) • Participate in Cultural Events (2) • Good Boat Landing & Fishing Areas (1) 	<ul style="list-style-type: none"> • Lack of Respect for Agriculture (3)
Economic development	<ul style="list-style-type: none"> • Ample Building Space-Com/Res (4) • Close Proximity to City & Businesses (3) • Lots of Retail Close By (1) • Area Employment Opportunities • Lower Taxes (7) 	<ul style="list-style-type: none"> • More Retail than Industrial Jobs (4) • Low Wages (4)
Intergovernmental cooperation	<ul style="list-style-type: none"> • Good Town Government (3) • Zoning Cooperation-County & City 	<ul style="list-style-type: none"> • Estrange Relationship with City (7) • Annexations (6) • City Dictatorship (3)
Land Use		<ul style="list-style-type: none"> • Town Surrounds City (5) • Too Many Bars

CHAPTER 2 - VISION, GOALS, OBJECTIVES, & POLICIES

A vision statement identifies where an organization (the Town of Rice Lake) intends to be in the future and how to meet the future needs of its stakeholders: citizens. The vision statement incorporates a shared understanding of the nature and purpose of the organization and uses this understanding to move towards a greater purpose together. The statement is written in present tense and describes an ideal future condition.

The Town of Rice Lake is...

Rural in character with a majority of the land devoted to a mixture of agriculture and forests. Residential and commercial development is located primarily on land with poor agricultural productivity, or is predominantly concentrated near the City of Rice Lake along the STH 48 corridor. All new developments are planned and sited in order to consider water resources, forests, and productive farmland, and to reinforce the rural character of the Town.

The Town of Rice Lake is a desirable place to live because of its rural character, natural beauty, and proximity to regional employment opportunities. The community values its proximity to educational centers (schools, colleges, libraries, etc.), recreational amenities, USH 53, and the City of Rice Lake. Local leaders continue to work with adjoining towns, the City of Rice Lake, and Barron County to manage development and the delivery of services for the betterment of the region.

General Goals

This chapter contains goals specific to the required elements of a comprehensive plan. The following three goals are more general in nature, and along with the vision statement, are intended to guide the actions of the Town of Rice Lake. The essence of these goals is reflected throughout the entire plan. If there is a question regarding a decision that is not clearly conveyed in the details of this comprehensive plan, then the decision should be based on the intent of the vision statement and the general goals.

- **Protect and improve the health, safety, and welfare of residents in the Town of Rice Lake.**
- **Preserve and enhance the quality of life for the residents of the Town of Rice Lake.**
- **Protect and reinforce the community character of the Town of Rice Lake.**

Each element of the comprehensive plan contains goals, objectives, & policies that were developed during the planning process based on the information contained in Chapter 5, Existing Conditions. This section defines goals, objectives, and policies as follows:

Goal: A goal is a long-term target that states what the community wants to accomplish. The statement is written in general terms and offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Policy: A policy is a general course of action or rule of conduct that should be followed in order to achieve the goals and objectives of the plan. Policies are written as actions that can be implemented, or as general rules to be followed by decision-makers. Policies that direct action using the words “shall” or “will” are advised to be mandatory aspects of the implementation of the Town of Rice Lake Comprehensive Plan. Those policies using the words “should,” “encourage,” “discourage,” or “may” are advisory and intended to serve as a guide.

2.1 HOUSING

2.1.1 Issues Identified During the Planning Process

Members of Plan Commission were concerned with sprawl residential developments taking away productive agricultural land. Plan Commission felt that cluster developments and development of economical sewer systems can help preserve these productive areas. The ability to increase multi-family residential developments was suggested as another way to curb the current trend of sprawl development.

According to the *Community Survey*, over half of the respondents (55%) think the Town should encourage conservation subdivisions as a way to preserve existing open space.

During the assets and liabilities exercise (see table 1.1), residents spoke about some of the homes within the Town were either beginning to show their age or were not being properly maintained by their owners. This can ultimately affect the community’s image and property values.

According to the *Community Survey*, the majority of respondents either agreed or strongly agreed that new home sites within the Town should be between one (77%) and three acres (60%).

2.1.2 Goals, Objectives & Policies

Goal 1: Provide for the residential needs of all Town residents to meet existing and forecasted housing demands.

Objectives:

1. Collaborate with neighboring municipalities to plan for a range of housing that meets the needs of area residents of various income levels, age, and health status.

Policies:

1. Include affordable housing in any future discussions with developers regarding new residential growth within the Town. Explore opportunities to provide incentives for developers and homebuilders that create affordable housing, including smaller, high-quality single-family homes.
2. Encourage the majority of new multi-family development (apartment buildings, senior housing and special needs housing) in or near the City of Rice Lake, while allowing some of this development within appropriate areas within the Town.

Goal 2: Maintain housing properties, types and densities that reinforce the rural character of the Town.

Objectives:

1. Emphasize control of residential density (lot averaging) and site design rather than lot size alone.
2. Ensure that homes are built and maintained according to levels deemed safe by industry standards.
3. Retain farmsteads and single-family residences as the preferred type of housing in the Town of Rice Lake.

Lot averaging is a regulatory tool that allows a property owner to create a lot that is smaller than the minimum lot size requirement, provided the acreage of the smaller parcel plus the remaining acreage of the parent parcel add up to the amount of acreage required for two parcels in the underlying area.

Policies:

1. In appropriate areas, encourage clustered residential subdivisions in order to minimize conversion of agricultural or forested land. Incentives may be considered by the Town for developments that use this technique.
2. Support the Town's inspection and compliance to Wisconsin's Uniform Dwelling Code, requiring inspection of new structures and repair of unsafe and unsanitary housing conditions.
3. Support programs that maintain or rehabilitate the Town's housing stock. Encourage voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes. Discourage the use of properties for the accumulation of "junk" materials.

Conservation Subdivisions are an alternative approach to the conventional lot-by-lot division of land, which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Residential lots are grouped or "clustered" on only a portion of a parcel of land while the remainder of the site is permanently preserved as open space.

"Junk" – Any worn out or discarded materials including but not necessarily limited to scrap metal, inoperable motor vehicles and parts, construction material, household wastes, including garbage and discarded appliances.

2.2 TRANSPORTATION

2.2.1 Issues Identified During the Planning Process

Members of Plan Commission had a few concerns relating to transportation within the Town. First, the road design has not kept pace with the increase in population and development, as most of roads were constructed 30-40 years ago. The use of cul-de-sacs and dead end roads is limiting and should not be used unless topography warrants its usage. Plan Commission also mentioned the need for public transportation within the Town as well as to surrounding communities.

During the assets and liabilities exercise (see table 1.1), residents had concerns regarding speeding on Town roads. This can be a risk for other automobile users as well as pedestrian and bicyclists. Street design can play a major role in controlling speeding, as excessively wide roads encourage high travel speeds.

According to the *Community Survey*, 64% of the residents think the Town should encourage better enforcement of speed limits within the Town.

2.2.2 Goals, Objectives & Policies

Goal 1: Provide for a safe, efficient, multi-modal, and well-maintained transportation network for all residents, farmers, area businesses, and emergency vehicles.

Objectives:

1. Maintain the Town's transportation network at a level of service desired by Town residents and businesses.
2. Manage access to the transportation network in order to effectively maintain the safe and functional integrity of Town roads.
3. Coordinate major transportation projects with neighboring communities, Barron County, and the WisDOT.

Policies:

1. Transportation Alternatives for Disabled & Elderly Residents – Collaborate with Barron County and urban areas in the region to provide transportation services for disabled & elderly residents.
2. Incorporation of Pedestrian & Bicycle Planning – Encourage cooperation between the Town and developers to address the necessity of adequate walking & bicycling areas and routes in new residential and commercial developments. Bicycle and pedestrian trails within developments shall be designed to connect to any adjacent developments, as well as existing or planned pedestrian or bicycle facilities. Encourage connectivity to the Wild Rivers State Trail as part of development proposals.
3. Protection of Town Roads – Encourage traffic patterns that do not increase traffic on Town Roads unnecessarily, and require intergovernmental agreements that define the responsibilities of the Town, the developer and neighboring communities regarding any required improvements to Town roads and funding of such improvements. New roads shall be built according to Town standards. Where appropriate, designate weight restrictions and truck routes, to protect local roads.
4. Maintain Condition Standards for Town Roadways – Strive to maintain an average WISLR rating of 7 for all paved Town Roads, and establish and prioritize future road projects based on the applicable WISLR scores and ADT data.

"WISLR" – Pavement Surface Evaluation & Rating. The WisDOT recommends municipalities maintain an average rating of "7" for all roads.

5. Coordination of Improvements to State and County Highways – Stay apprised of the WisDOT and Barron County’s efforts to maintain and improve State and County roads. Coordinate improvements to adjacent local roads whenever feasible.
6. Joint Planning of Roads that Cross Jurisdictions – Work with adjoining towns and the City of Rice Lake to plan, construct and maintain those roadways that affect both jurisdictions, including cost sharing where appropriate.

2.3 AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

2.3.1 Issues Identified During the Planning Process

Majority of the concerns from members of Plan Commission dealt with the loss or conversion of agricultural lands to development. Plan Commission acknowledges that the short term economic benefit of development on these productive agricultural lands does not outweigh the long term loss of its natural resources. Preservation of all natural resources is important to the Town of Rice Lake. During the assets and liabilities exercise (see table 1.1), residents reiterated this concern to be respectful of agricultural lands.

When asked in the *Community Survey*, Town residents either agreed or strongly agreed that the Town’s natural resources should be protected (water quality in streams and lakes: 86%; wooded area protection: 82%; farmland protection: 66%; ground water protection: 95%; open space/natural area protection 82%).

2.3.2 Goals, Objectives & Policies

Goal 1: Reinforce the Town’s rural character by encouraging the preservation of farmland, sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources.

Objectives:

1. Minimize fragmentation of agricultural cropland and natural areas.
2. Minimize the potential impact on natural resources, environmental corridors, or habitat areas when evaluating potential residential, commercial, industrial, and intensive agricultural uses.
3. Minimize the potential impact on local cultural resources when evaluating new developments.

Policies:

1. Support the preservation of agricultural lands for continued agricultural use. The Town will place a high priority on directing development away from areas that have been historically productive farmland, are in agricultural use, or contain prime soils. Incentives may be considered by the Town for developments that preserve working farmland.

Map 3 illustrates the location of prime farmlands in the Town of Rice Lake according to the Barron County Soil Survey. There are three categories of prime farmland that are mapped: 1) soils identified by the NRCS as prime farmland soils; 2) soils identified by the NRCS as prime farmland soils when drained; and 3) soils identified by the Barron County Land Conservation office as other prime farmlands in Barron County.

2. Avoid development in areas that have documented threatened and endangered species, or have severe limitations due to steep slopes, soils not suitable for building, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect the benefits and functions they provide. The Town shall require these natural resources features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources.
3. Encourage maintenance and rehabilitation of historic areas and buildings. Ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the Town of such potential discovery.

Goal 2: Minimize land use conflicts between farm and non-farm uses, as well as between farms.

Objectives:

1. Encourage existing and expanding farm or forestry operations to follow “Best Management Practices.”
2. Ensure that new residents understand the “Right to Farm” law and are familiar with the seasonal affects of expected agricultural practices in the Town.

Policies:

1. All farming or forestry operations are encouraged to incorporate the most current “Best Management Practices” or “Generally Accepted Agricultural and Management Practices” (GAAMPS) as identified by but not limited to the following agencies:
 - a. Barron County
 - b. University of Wisconsin Extension
 - c. Wisconsin Department of Agriculture, Trade and Consumer Protection
 - d. Wisconsin Department of Natural Resources
 - e. National Resource Conservation Service
2. Require the owner of any new residence within or adjacent to an agricultural zoned district to sign and record in the Barron County Register of Deed Office a right-to-farm acknowledgement at the time of purchase, and all subsequent owners of the lots shall be required to sign and record in the Register of Deeds Office a right-to-farm acknowledgement.

2.4 UTILITIES & COMMUNITY FACILITIES

2.4.1 Issues Identified During the Planning Process

During the assets and liabilities exercise (see table 1.1), residents expressed issues with the lack of utilities within the Town, most notably a sewer system. Residents also spoke of concerns regarding a lack of police and fire protection and animal control. The need for more parks and trails were also mentioned.

When asked to rate the services provided by the Town of Rice Lake, the majority of respondents indicated all listed services as either excellent or good, except for Recreation Programs. The top three outdoor recreational needs are: hiking trails, bike trails/routes and wilderness areas.

- Source: Community Survey (Appendix D)

2.4.2 Goals, Objectives & Policies

Goal 1: Maintain high quality Town services and facilities.

Objectives:

1. Ensure that public and private utilities are constructed and maintained according to professional and governmental standards and do not detract from the rural character of the Town. This could be accomplished through the formation of a Town Utility District.
2. Phase new development in a manner consistent with public facility and service capacity and community expectations.
3. Ensure that Town Hall and other public facilities continue to meet the needs of Town residents.
4. Monitor satisfaction with local emergency services and other utility or community services, and seek adjustments as necessary to maintain adequate service levels.

Policies:

1. Sanitary Sewer – Density and minimum lot sizes should be managed allowing adequate space for replacement of private on-site sewage systems. Continue working with Barron County to ensure that existing private septic systems are adequately maintained and inspected on a regular basis, and that new private or shared septic systems are designed, constructed, and inspected according to State and Barron County regulations.
2. Water Supply - Encourage landowners with private wells to properly maintain and monitor their wells through inspection and water testing as necessary or required by WIDNR regulations. Landowners with private wells that are no longer in use shall properly close and abandon wells according to Wisconsin DNR regulations.
3. Stormwater Management – Control stormwater quality and quantity impacts from development. Maintain natural drainage patterns, as existing drainage corridors, streams, floodplains, and wetlands can provide for stormwater quality and quantity control benefits to the community. Direct that developers be responsible for stormwater quality and quantity control both during and after site preparation and construction activities. Collaborate with other jurisdictions as necessary to enforce the Town of Rice Lake Post Construction Stormwater Management Ordinance and the Barron County Stormwater Management and Erosion Control Ordinances.

4. Solid Waste & Recycling – Monitor levels of service provided by solid waste disposal vendors and the recycling facility and ensure that they meet the needs of residents and local businesses.
5. Parks – Support the maintenance of the Town’s recreational facilities including the Wild Rivers State Trail. Work with the WIDNR and Barron County as necessary to identify needs for additional parks and natural areas in the Town, and to develop and maintain these areas if needed. Encourage the connectivity of the recreational facilities with regional facilities, via bicycle trails or marked routes on existing roads.
6. Power Plants, Transmission Lines, and Telecommunication Facilities – Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and planned development. Actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, wind towers, or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing residential uses and livestock facilities.
7. Cemeteries – The Town will monitor the need for cemetery expansion or additional facilities, and will collaborate with local church associations to meet such needs.
8. Special Needs Facilities – Work with Barron County and adjacent towns to maintain and improve access to special needs facilities (i.e. health care, childcare) for Town residents. Actively participate in the planning and siting of any new special needs facility. Encourage all public facilities (including parks) be upgraded for handicap accessibility.
9. Emergency Services - Work with Barron County, Lakeview Medical Center, and the City of Rice Lake Fire Department to maintain adequate provision of emergency services (i.e. fire, police, EMS) for Town residents and businesses, and review service provision levels with the appropriate agencies annually.
10. Libraries - Work with Barron County and the City of Rice Lake to maintain and improve access to public library facilities for Town residents.
11. Schools – Collaborate with the Rice Lake Area School District, the Wisconsin Indianhead Technical College and the UW-Barron County campus to provide high quality educational facilities and opportunities for Town residents. Actively participate in the planning and siting of any new school facility.
12. Town Facilities - Annually evaluate the condition of the Town Hall and associated equipment to ensure that it will continue to meet Town needs.

Goal 2: Ensure that new Town residents are aware of Town policies regarding services.

Objectives:

1. New residents should be educated on the norms and expectations for the delivery of services to Town of Rice Lake residents, which may differ from services they have received in the past.

Policies:

1. Distribute a pamphlet or newsletter describing Town policies and community norms when new development occurs in the Town. Information may include explanations and contact information pertinent to the jurisdictions responsible for delivery of a variety of services, costs associated with services, and expectations for residents.

2.5 ECONOMIC DEVELOPMENT

2.5.1 Issues Identified During the Planning Process

Members of Plan Commission were concerned with the decline in livestock farming, as well as the out-migration of youth to urban areas. During the assets and liabilities exercise (see table 1.1) residents expressed concerns with the disproportionate amount of low-wage jobs (i.e. retail services) as compared to good-paying jobs (i.e. industrial).

According to the *Community Survey*, respondents either agreed or strongly agreed that the following businesses types should be permitted to locate in the Town: restaurants (71%), service (70%), office (62%) and light industrial (60%).

2.5.2 Goals, Objectives & Policies

Goal 1: Ensure that new businesses do not detract from the predominantly rural character of the Town.

Objectives:

1. Attract and retain businesses that strengthen and diversify the local economy without detracting from the rural character of the Town.
2. Develop a long-term area strategy to promote sustainable economic development, with a special emphasis on promoting existing businesses and local agricultural and forest products.

Policies:

1. Encourage agriculture and forestry-related businesses as the major economic development type in the Town. Encourage the development of “niche” businesses focused on food and timber for local and regional markets (small-scale food processing, fresh produce, organics, woodworking, etc.)
2. Encourage local cottage industries & regional tourism businesses, such as small-family restaurants, specialty retail, and bed and breakfasts that do not diminish the quality of natural, historical, or cultural resources.
3. Collaborate with neighboring municipalities, Barron County, and local economic development organizations to develop programs and marketing initiatives that support local products.

Goal 2: Minimize land use conflicts between business and non-business uses.

Objectives:

1. Limit patchy development of commercial and industrial sites within the Town, and carefully manage development of businesses along the USH 53 & STH 48 corridors.
2. Maintain design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access. (Refer to Community Design Principles)
3. Maintain standards and limitations for home occupations and home based businesses in residential areas to minimize noise, traffic, and other disturbances.

Home occupations refer to office types of uses that do not alter the residential character of a home and its neighborhood.

Home based businesses are selected types of small businesses that can include buildings, yards, and vehicles, that have the physical appearance of a business rather than a home, located on the same parcel of land as the residence. Examples may include veterinary, animal boarding, blacksmiths, or woodworking businesses.

Policies:

1. Encourage large-scale industrial and commercial businesses (those that generate large volumes of traffic or wastewater, or have a high water demand) to locate within or adjacent to existing industrial/commercial parks where a full range of utilities, services, roads, and other infrastructure is readily available.
2. Prohibit home based businesses within residential subdivisions, or groups of rural residences, which would cause safety, public health, or land use conflicts with adjacent residential uses due to such things as increased noise, traffic, and lighting. Proposed businesses shall require a conditional use permit.

2.6 INTERGOVERNMENTAL COOPERATION

2.6.1 Issues Identified During the Planning Process

Residents and Plan Commission raised several existing or potential conflicts with the City of Rice Lake. Concerns range from land use issues (i.e. subdivision, platting, annexation, extra-territorial zoning) to public service issues (i.e. fire service). As the Town Board has worked cooperatively with all the departments from the City in the past, the Town plans to continue to work to resolve any issues or concerns that may arise between the Town and the City. Plan Commission also recognizes the increasing need to coordinate Town policies and plans with Barron County and the Rice Lake Area School District.

According to the *Community Survey*, 68% of the respondents believe the Town should undertake joint planning efforts with other governmental bodies.

2.6.2 Goals, Objectives & Policies

Goal 1: Maintain mutually beneficial relationships with neighboring municipalities, Barron County, State & Federal agencies, and school districts serving Rice Lake residents.

Objectives:

1. Coordinate Town planning efforts with local school districts as necessary to allow those districts to properly plan for facility needs.
2. Coordinate with other neighboring municipalities to jointly plan boundary areas and coordinate their long-term growth plans with the Town Comprehensive Plan.
3. Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.
4. Identify existing and potential conflicts between Rice Lake and neighboring municipalities and establish procedures to address them.

Policies:

1. Encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas. To the extent possible, coordinate the Town's Comprehensive Plan with the surrounding township's (Oak Grove, Bear Lake, Stanford, Barron, Stanley, Sumner, Doyle, and Cedar Lake), City of Rice Lake's, and Barron County's Comprehensive Plans.
2. Prior to the adoption of the Town Comprehensive Plan, and for subsequent updates, request comments from area school district officials, neighboring municipalities, and Barron County.
3. Request that School District officials keep the Town apprised of any plans for new facilities that could either be located in the Town or near enough to the Town's jurisdiction that Town roads could be affected.
4. Request that neighboring municipalities, City of Rice Lake & Barron County, and State or Federal agencies communicate to the Town land use or planning activities which would affect the Town of Rice Lake.
5. Continually work with neighboring municipalities to identify opportunities for shared services or other cooperative planning efforts.

Goal 2: Improve communication and consensus with the City of Rice Lake regarding future development on Town lands overlapping the City's extraterritorial review area.

Objectives:

1. Improve communication and levels of transparency with City of Rice Lake officials regarding shared development goals and objectives and development proposals in the extraterritorial area.

Policies:

1. Communicate with City of Rice Lake officials the goals, objectives, and policies of this plan as they relate to the portion of the Town within the extraterritorial review area.

2. Work with the City of Rice Lake and surrounding Towns (Oak Grove, Bear Lake, Stanford, Barron, Stanley, Sumner, Doyle, and Cedar Lake) to convene regular meetings to review development proposals in the extraterritorial area.

2.7 LAND USE

2.7.1 Issues Identified During the Planning Process

Plan Commission acknowledged that some growth in the Town of Rice Lake was either needed or inevitable. However, this growth should not come at the expense of its natural resources. In addition, Plan Commission thought the Town should encourage a land use pattern that promotes higher density residential developments with smaller lots.

According to the *Community Survey*, 70% of respondents either agreed or strongly agreed that the Town's land use policies and regulations should emphasize preserving its rural character.

2.7.2 Goals, Objectives & Policies

Goal 1: Ensure a desirable balance and distribution of land uses is achieved which reinforces the Town's character & sense of place.

Objectives:

1. Maintain a comprehensive future land use plan and map¹ that coordinates housing, economic development, agriculture, and the preservation of open space and natural resources.

Policies:

1. Maintain compatible land uses near existing or planned park and recreational areas. Development may be considered on park and recreational land owned and maintained by the Town only if the same amount of parkland is dedicated in another area of the Town, consistent with the future land use map.
2. No development shall be allowed on land with slopes greater than 20%, and development shall be limited on land with slopes greater than 12%.
3. No development shall be allowed on wetlands or floodplains.
 - a. Exceptions to the policy: Non-residential and non-commercial buildings may be considered provided an applicant can demonstrate that it is necessary for the principal use of the property, no other viable location is available, and the use will not adversely impact environmentally sensitive areas. Residential or commercial developments may be permitted provided:
 - i. The area no longer falls within WIDNR designated wetland boundaries or FEMA designated floodplain boundaries.

¹ Refer to Chapter 3, Future Land Use Plan.

- ii. The development meets all requirements of the Barron County Floodplain, Shoreland, & Wetland Zoning Ordinances, and complies with the requirements of NR299 and NR103 for wetlands in WI.
4. Encourage higher density residential land uses within and near existing residential subdivisions and urban areas and lower residential densities near existing agricultural/wooded lands in order to provide economies of scale for the Town's infrastructure and retain rural character.
5. Limit commercial and industrial development in the Town. Allow for continued commercial and light industrial use in areas already designed for this use. Direct new commercial or light industrial uses to areas with similar uses or to areas where the infrastructure (sewer, water, roads) is readily available to adequately support such development.

Goal 2: Balance land use regulations and individual property rights with community interests.

Objectives:

1. Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interests.
2. Maintain policies for considering revisions to the Future Land Use Map if and when requested by eligible petitioners.
3. Maintain policies for interpreting future land use boundaries.

A Planned Residential Development (PRD) refers to a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations. Within a PRD, variations of densities, setbacks, streets widths, and other requirements are allowed. The variety of development that is possible using PRDs creates opportunities for creativity and innovation within developments. Since there is some latitude in the design of PRDs, the approval process provides opportunities for cooperative planning between the developer, reviewing boards, and other interested parties.

Policies:

1. Planned Residential Developments:² A subdivider may elect to apply for approval of a plat employing a planned residential development (PRD) design.
2. Conservation Subdivision Development: A subdivider may elect to apply for approval of a plat employing a conservation subdivision design.
3. Purchase of Development Rights:³ The use of purchase of development rights may be considered within the Town, if Barron County develops this program.

Purchase of Development Rights (PDR) refers is a public program to pay landowners the fair market value of their development rights in exchange for a permanent conservation easement that restricts development of the property.

Transfer of Development Rights (TDR) refers to a program to relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" or "sending" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was allowed under a comprehensive plan or zoning ordinance.

² See Barron County Zoning Code sections 17.08, 17.32(3)f, & 17.33(3)(d)

³ No such program existed when this plan was completed.

4. Transfer of Development Rights:⁴ The use of transfer of development rights may be considered within the Town, if Barron County develops this program.
5. Amending the Future Land Use Map:⁵ A property owner may petition for a change to the Future Land Use Map. *See section 3.3 for future land use map amendment policies.*

2.8 COMMUNITY DESIGN PRINCIPLES

2.1.1 Issues Identified During the Planning Process

In general, Plan Commission thought development should strive to enhance the community's character, minimize impacts to adjacent uses, and reflect sound architectural, planning and engineering principles.

2.1.2 Goals, Objectives & Policies

Goal 1: Promote high quality site and building designs.

Objectives:

1. Maintain site and building design guidelines for all development to uphold property values, minimize conflicts with neighboring uses, and to reinforce the character of the Town as a whole.

Policies:

1. Rural Preservation Areas: Lots, buildings, and driveways within the Rural Preservation Areas shall be configured to be located on the least productive soils and shall not fragment large tracts of agricultural land by placing building envelopes and driveways in the middle of large parcels (greater than 10 acres).

Figure 2.1: Building Layout in Rural Preservation



2. Environmentally Sensitive Areas: Avoid fragmentation and isolation of remaining natural areas and corridors. Lots and buildings shall be configured to retain large tracts of undeveloped land. Developers shall strive to connect undeveloped lands with existing

⁴ No such program existed when this plan was completed.

⁵ Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the Planning Area, by Town Officials, or by officials from adjacent municipalities.

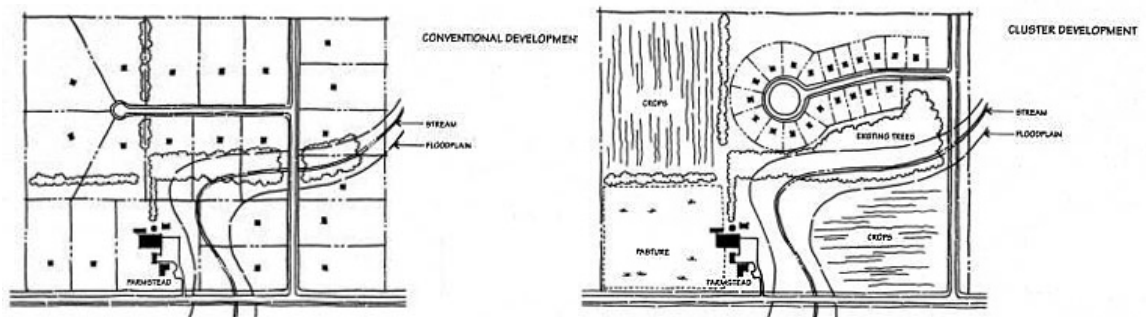
undeveloped areas to maintain environmental corridors. No buildings shall be allowed in areas with slopes greater than 20% and building development shall be severely limited in areas designated as wetlands, floodplains, and areas with slopes between 12-20%. To the extent possible, developers shall preserve existing woodlands and mature trees during and after development.

a. Conservation Subdivisions: Development proposed in areas containing environmentally sensitive areas are encouraged to use conservation subdivision design principles, such as:

- Hiding development from main roads to the extent possible through natural topography, vegetation (e.g. tree lines, wooded edges), landscaped bufferyards, and setbacks.
- Provide vegetative buffers between building sites, wetlands, and streams beyond minimum setback standards.
- Preserve mature trees, stone rows, fence lines, and tree lines.
- Arrange lots so that houses are not placed on exposed hilltops or ridgelines.
- Design streets and lot layouts to blend with natural land contours.
- Create pedestrian trails through common open space areas.
- Restore the quality and continuity of degraded environmental areas within the subdivision, such as streams and wetlands.
- Encourage stormwater management treatment systems that focus on Best Management Practices (BMPs).

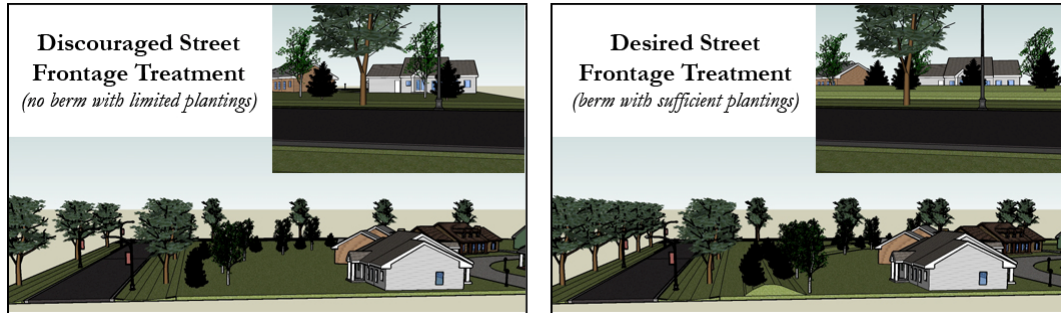
Conservation Subdivisions are an alternative approach to the conventional lot-by-lot division of land in rural areas, which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Conservation Subdivisions allow for an adjustment in the location of residential dwelling units on a parcel of land so long as the total number of dwelling units does not exceed the number of units otherwise permitted in the zoning district or comprehensive plan. This clustering of the dwellings into a small area is made possible by reducing the individual lot sizes. The dwelling units are grouped or “clustered” on only a portion of a parcel of land. The remainder of the site is permanently preserved as open space or farmland held in common or private ownership. Sometimes additional dwelling units may be permitted if certain objectives are achieved. Conservation subdivisions enable a developer to concentrate units on the most buildable portion of a site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas. A conservation subdivision should identify a conservation theme such as forest stewardship, water quality preservation, farmland preservation, natural habitat restoration, viewshed preservation, or archaeological and historic properties preservation.

Figure 2.2: Conventional vs. Conservation Subdivision Design



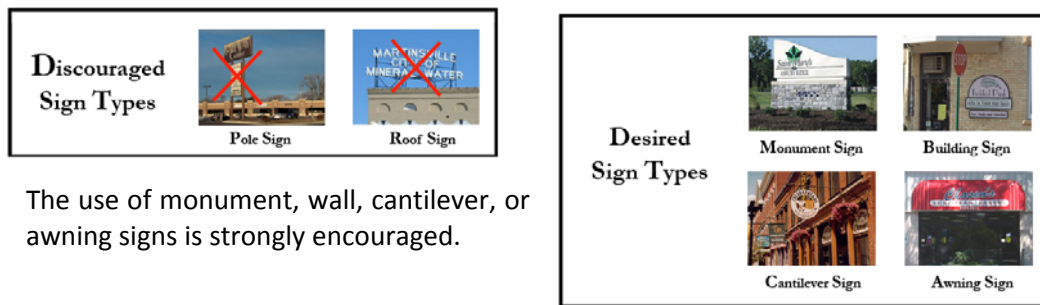
3. Compatibility with Neighboring Uses: Potential for land use conflicts with existing uses (including forestry & agricultural uses and environmentally sensitive areas) shall be mitigated through buffering, landscaping berms, and lot/building location on the original parcel.

Figure 2.3: Residential Screening



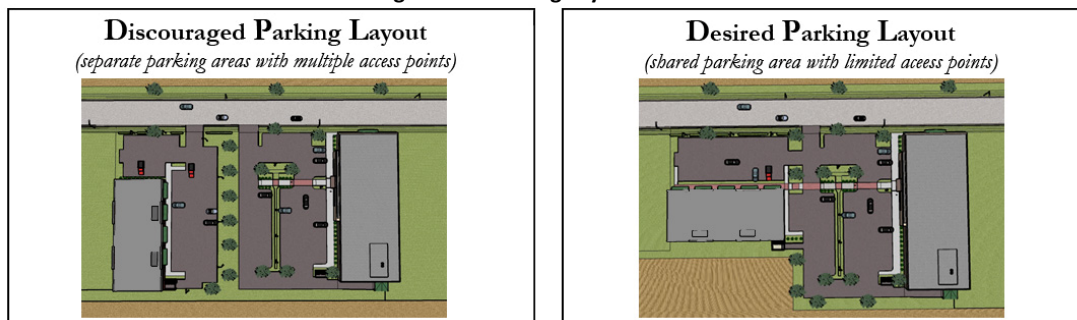
4. Signage, Parking, & Lighting: Excessive signage, parking and lighting is discouraged.

Figure 2.4: Sign Types



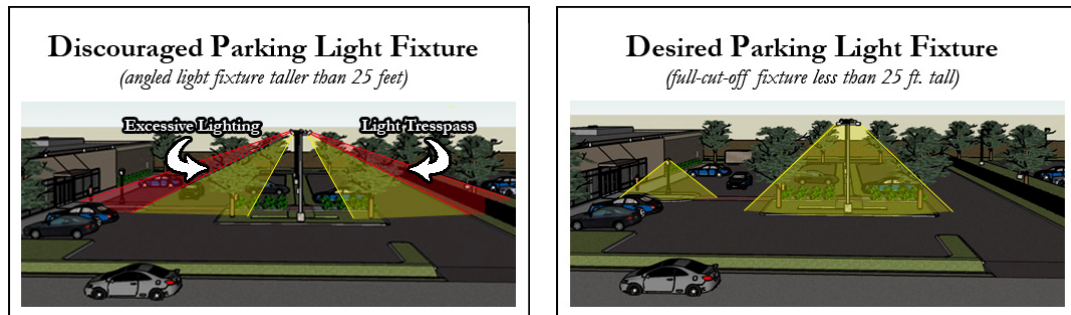
- The use of monument, wall, cantilever, or awning signs is strongly encouraged.
- New business developments shall utilize shared parking and signage whenever feasible.

Figure 2.5: Parking Layout



- New developments shall incorporate full cut-off lighting, which reduces impacts on neighboring properties (light trespass) and protects the night sky (prevents sky glow).

Figure 2.6: Outdoor Lighting



5. Transportation Facilities: Transportation facilities for new developments shall be constructed according to local ordinances and shall allow for safe ingress and egress of vehicles. Most lots shall take access from interior local streets to minimize the impacts to existing transportation facilities and new facilities shall address future connectivity to surrounding properties.

Figure 2.4: Traditional vs. Cul-de-Sac Street Design



- a. Street Design: Streets should be designed to the minimum width that will reasonably satisfy all realistic needs. Local streets should not appear as wide collector streets, or “micro-freeways,” which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns, as opposed to multiple cul-de-sacs and dead end roads, is strongly encouraged.
 - b. Pedestrian and Bicycle Improvements: are strongly encouraged, especially in areas near existing facilities. Specific measures include on street bike lanes, bicycle route markers, off street trails, and tweetens (mid-block foot paths). Most local streets may be served without the use of sidewalks; however, development along collector or arterial streets should provide separate off-road facilities. Bicycle and pedestrian ways shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities.
6. Utility Construction: Utilities shall be sited and designed to minimize impacts on adjacent uses. Underground placement and co-location for new public and private utility facilities is encouraged. Above ground utilities shall incorporate site, design, and landscaping features that minimize impacts to adjacent uses.
7. Architectural Styles: New buildings should promote a high quality of architectural style. The use of natural building materials and energy-efficient materials or designs is highly encouraged, including LEED certification. Buildings should be designed and located to blend into the natural environment.

Leadership in Energy and Environmental Design (LEED) is a rating system developed by the U.S. Builders Association that provides a suite of standards for environmentally sustainable construction.

CHAPTER 3 – FUTURE LAND USE

3.1 FUTURE LAND USE SUMMARY

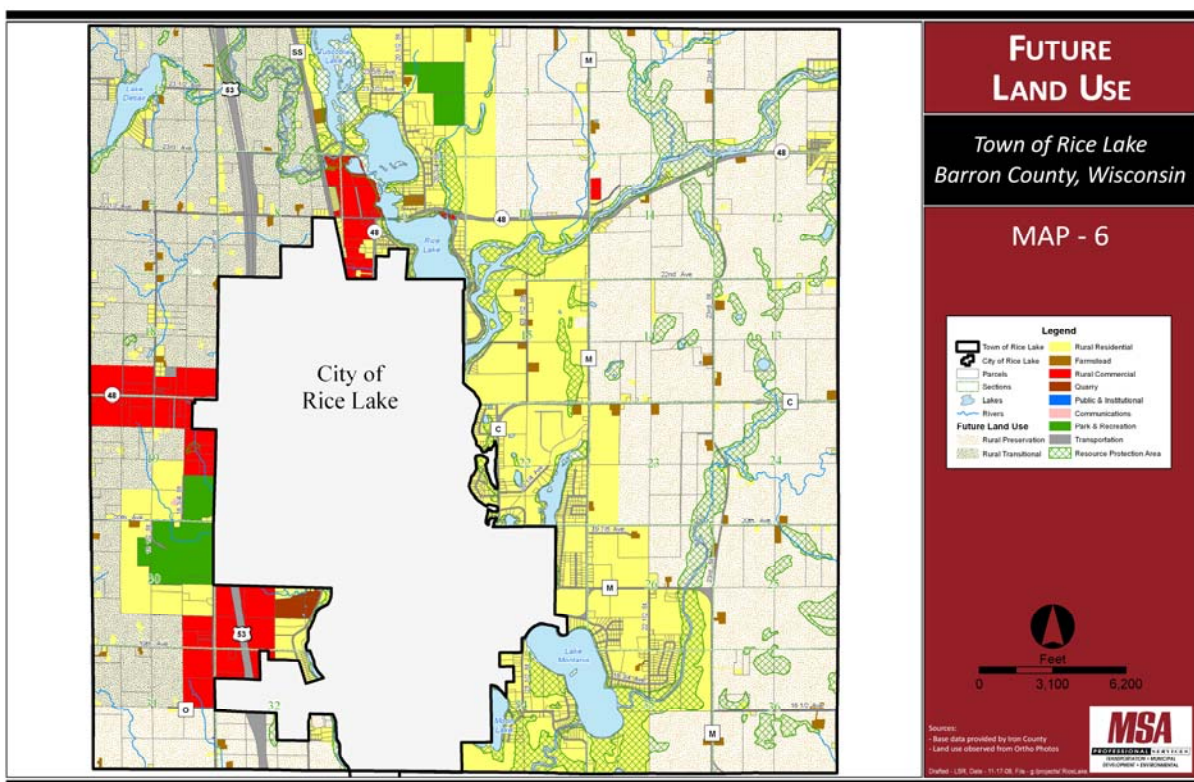
This chapter summarizes the future land use alternatives for the Town of Rice Lake and covers all of the information required under *SS66.1001*. The information is intended to provide a written explanation of the Town of Rice Lake Future Land Use Map (see Appendix d), which depicts the Town of Rice Lake desired pattern of land use. The future land use plan identifies areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.).

The Town does not assume that all residential and commercial areas depicted on the Future Land Use Map will develop during the next 20 years. Instead, the Future Land Use Map depicts those areas that are the most logical development areas based on the goals and policies of this plan, overall development trends, environmental constraints, proximity to existing development, and the ability to provide services.

3.1.1 Future Land Use Alternatives

The preferred pattern of land use depicted in Figure 3.1 (also see Appendix d: Map 6) was developed by the Plan Commission based on evaluations of future growth and the suitability of undeveloped land to accommodate that growth. The Future Land Use Plan, in conjunction with the other chapters of this plan (in particular Chapter 2), should be used by Town staff and officials to guide recommendations and decisions on development requests.

Figure 3.1: Future Land Use



3.2 FUTURE LAND USE DESCRIPTIONS

The following provides a detailed description of each future land use classification and their related policies.

Natural Resource Protection (NRP) – The primary intent of these areas is to retain larger tracts of natural areas in either public or private ownership to the benefit of fish and wildlife habitats, water quality, and outdoor recreation opportunities. A majority of the NRP is undeveloped, although some scattered development occurs within the boundaries of the identified areas. The NRP represents areas that are vital to the region’s ecosystem and are key ingredients of the rural character and image of the Town of Rice Lake, and thus development in areas designated NRP shall be severely limited. Mapped NRP areas include all land that meets one or more of the following conditions:

1. Water bodies and wetlands mapped as part of the WIDNR Wetland Inventory, or
2. 100-Year Floodplains based on FEMA maps, or
3. Areas with steep slopes greater than 20%

The following policies shall apply in areas designated as NRP:

1. This classification is intended to function as an overlay district, that is the underlying future land use classification (Rural Preservation, Rural Residential, etc.) remains in place, but the overlay classification adds an additional set of standards which also must be compiled with. Land within an NRP area shall count towards calculating the number of dwelling units allowed on the overall parcel, per the underlying future land use classification.
2. Prohibit building development. Residential or commercial developments may be permitted provided:
 - a. The area no longer falls within WIDNR designated wetland boundaries or FEMA designated floodplain boundaries and does not contain slopes greater than 20% (verified by Barron County)
 - b. The development meets all requirements of the Barron County Floodplain, Shoreland, & Wetland Zoning Ordinance.
3. Permit agricultural and silviculture operations where in accordance with county, state, and federal law. Best Management Practices are highly encouraged in these areas.
4. Permit recreational development and activities which are compatible with natural resource protection.
5. The most appropriate Barron County zoning districts for this future land use category are: *Floodplain Overlay District, Shoreland Overlay District, Shoreland-Wetland Overlay District, C-1 Wetland Conservancy District, and the C-2 Upland Conservancy District.*

Rural Preservation (RP) – The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, farmsteads, and limited single-family residential development. Some limited low-density development is anticipated in the RP areas. These developments shall be located in order to minimize the fragmentation of productive

agricultural land and to minimize any disruption to existing farm operations. Requests to change the future land use designation of parcels shall be considered using the criteria listed in the Land Use Policies. The use of conservation subdivisions in any request for reclassification is strongly encouraged and will be considered as part of the request. The RP represents areas that are vital to the region's agricultural & forestry economy and are key ingredients of the rural character and image of the Town.

The following policies shall apply in areas designated as RP:

1. Within the RP classification, limit new development to a density of one residential dwelling unit per 35 contiguous acres held in single ownership as of January 1, 2009. In return for developing smaller lots, property owners are required to place the remaining property under a conservation (non-development) easement to be held for a period of no less than 10 years.
2. Non-farm development shall be located on the least productive portion of the original parcel. Cluster development and conservation subdivisions are highly encouraged for all non-farm residential development.
3. Substandard Parcels - All parcels which are less than 35 contiguous acres held in single ownership as of January 1, 2009 shall be allowed a total of one new dwelling unit, if the parcel does not contain an existing dwelling unit. Rezoning or additional land divisions of vacant substandard parcels that would result in the right to construct more than one dwelling unit on the 2009 parcel shall be prohibited.
4. Agriculturally related businesses may be permitted based on the conditional use requirements of the appropriate County base zoning districts for RP areas.
5. All new non-farm residential development shall be required to sign a "Right to Farm" acknowledgement acknowledging the lot is being built in an area where farming is the preferred land use and that they find this acceptable. This language shall be recorded on the deed to the property, transferable to subsequent owners.
6. The most appropriate Barron County zoning districts for this future land use category are: *A-1 Exclusive Agricultural District, A-2 Agricultural District, C-1 Wetland Conservancy District, C-2 Upland Conservancy District and the MR Mineral Reservation District.*

Rural Transitional (RT) – The primary intent of this classification is to identify certain lands in proximity to developed areas, to be preserved in mainly agricultural and open space uses until such time as more intensive development may be appropriate. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, farmsteads, and limited single-family residential development.

The following policies shall apply in areas designated as RT:

1. Within the RT classification, new development shall be limited in accordance with the zoning districts identified in Policy #3 below.
2. If and when it is determined that land with the RT classification is appropriate for development not permitted under the Rural Preservation policies, the Town shall require an amendment to the Future Land Use Map to one or more of the classifications herein.

3. The most appropriate Barron County and Extraterritorial zoning districts for this future land use category are:
 - a. Barron County: *A-2 Agricultural District, R-1 Residential Low Density District, R-2 Residential High Density, UV Unincorporated Village District, RR Recreational-Residential District, B Business District, and I Industrial.*
 - b. Extraterritorial: *Estate Residential, Highway Commercial, Agricultural, Agricultural Transition, and PUD.*

Rural Residential (RR) – The primary intent of this classification is to identify areas suitable for future single-family residential housing. Rural Residential areas are those lands that are delineated as existing residential or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or in areas where local roads or utilities exist.

The following policies shall apply in areas designated as RR:

1. Within the RR classification, limit new development to a density of one residential dwelling unit per 0.75 contiguous acres held in single ownership as of January 1, 2009 (multi-family development is exempt of this policy).
2. Cluster development and conservation subdivisions are highly encouraged.
3. Substandard Parcels - All parcels which are less than 0.75 contiguous acres held in single ownership as of January 1, 2009 shall be allowed a total of one new dwelling unit, if the parcel does not contain an existing dwelling unit and is a minimum of 0.75 acre in size.
4. The most appropriate Barron County and Extraterritorial zoning districts for this future land use category are:
 - a. Barron County: *R-1 Residential Low Density District, R-2 Residential High Density District, UV Unincorporated Village District, and RR Recreational-Residential.*
 - b. Extraterritorial: *Estate Residential*

Rural Industrial (RI) – The primary intent of this classification is to identify areas suitable for planned industrial development. Presently there are no industrial developments within the Town and there are no plans for industrial buildings in the foreseeable future.

The following policies shall apply in areas designated as RI:

1. In accordance with the policies of this plan, industrial development shall be encouraged to locate near incorporated areas, existing business developments, or along collector & arterial roadways.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
3. The most appropriate Barron County zoning district for this future land use category is: *I Industrial District.*

Rural Commercial (RC) – The primary intent of this classification is to identify areas suitable for planned commercial development. There are some existing commercial developments near STH 48 west and north of the City of Rice Lake, as well as a few parcels along CTH M. Additional commercial land is planned along STH 48 near the existing commercial parcels.

The following policies shall apply in areas designated as RC:

1. In accordance with the policies of this plan, commercial development shall be encouraged to locate near incorporated areas, existing business developments, or along collector & arterial roadways.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
3. The most appropriate Barron County and Extraterritorial zoning districts for this future land use category are:
 - a. Barron County: *B Business District and the HIO Highway Interchange Overlay District.*
 - b. Extraterritorial: *Highway Commercial and PUD.*

Public & Institutional (PI) – The primary intent of this classification is to identify areas suitable for public or institutional development. Presently there are no public & institutional developments within the Town and there are no plans for public or institutional buildings in the foreseeable future.

The following policies shall apply in areas designated as PI:

1. Applications for the development of public & institutional uses shall be approved as conditional uses under the regulations of the Barron County Zoning Code.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
3. The Town does not intend to require an amendment to the Future Land Use Map prior to the approval of a proposed public or institutional use.

Park & Recreation (PR) – The primary intent of this classification is to identify areas suitable for public or private park and recreational uses. Presently there are no park and recreational areas (excluding boat launches) within the Town and there are no plans for establishing one in the foreseeable future.

The following policies shall apply in areas designated as PR:

1. Applications for the development of park & recreational uses shall be approved as conditional uses under the regulations of the Barron County Zoning Code.
2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
3. The Town does not intend to require an amendment to the Future Land Use Map prior to the approval of a publicly owned park or recreational use; however, privately owned

recreational uses shall require an amendment to the Future Land Use Map to either a park, recreation, or commercial designation.

3.3 AMENDING THE FUTURE LAND USE MAP

The Town of Rice Lake recognizes that from time to time it may be necessary to amend the future land use map to account for changes in the current planning environment that were not anticipated. A property owner may petition⁶ for a change to the Future Land Use Map⁷. The Town will consider petitions based on the following criteria:

1. Agricultural Criteria: The land does not have a history of productive farming activities or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.
2. Compatibility Criteria: The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing agricultural operations. A petitioner may indicate approaches that will minimize incompatibilities between uses.
3. Natural Resources Criteria: The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland & Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.
4. Emergency Vehicle Access Criteria: The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.
5. Ability to Provide Services Criteria: Provision of public facilities and services will not place an unreasonable burden on the ability of the Town to provide and fund those facilities and services. Petitioners may demonstrate to the Town that the current level of services in the Town, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Town with any shortcomings in public services or facilities.
6. Intergovernmental Cooperation Criteria: Petitioners may demonstrate that a change in the Future Land Use Map is consistent with the Barron County Comprehensive Plan and Zoning Code.

⁶ Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the Town, by Town Officials, or by officials from adjacent municipalities.

⁷ Changes in the Future Land Use Map, and associated policies, shall require a recommendation from the Town Plan Commission, a public hearing, and Town Board approval.

7. Public Need Criteria: There is a clear public need for the proposed change or unanticipated circumstances has resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the Town. The Town may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.
8. Adherence to Other Portions of this Plan: The proposed development is consistent with the general vision for the Town, and the other goals, objectives, and policies of this Plan.

3.4 INTERPRETING MAP BOUNDARIES⁸

Where uncertainty exists as to the boundaries of districts shown on the Future Land Use Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following municipal boundaries shall be construed as following such boundaries.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
5. Boundaries indicated as following shorelines and floodplains, shall be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it shall be construed as moving the mapped boundary.
6. Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.
7. Boundaries indicated as parallel to extension of features indicated in the preceding above shall be so construed. The scale of the map shall determine distances not specifically indicated on the map

3.5 DEFINITIONS

The following definitions guide the interpretation of key terms within the future land use policies. Refer to the Barron County Zoning Code for additional rules and definitions not specifically addressed herein.

⁸ With respect to the accuracy of this and other maps included in this document, a disclaimer is necessary. The Town of Rice Lake and MSA Professional Services have prepared and reviewed maps herein. It has been mutually understood that these maps were accurate for planning purposes and that they will continue to be used to make planning and zoning decisions. Due to scale limitations or potential data errors, it is recognized that disputes may arise concerning areas delineated on the maps. If a landowner or any other party alleges error or misrepresentation of map delineations, he or she must submit proof from recognized professionals that such is the case. If any errors are found, parties will be notified and relevant maps will be corrected.

Data Sources: The landowner's name and land ownership configuration as of January 1, 2009 should be determined using the most recent available Plat Book for Barron County (prior to 1/1/09), or tax records and record deeds on file with the Barron County Register of Deeds and Barron County Treasurer's Office.

Gross Density: This calculation shall be the total number of residential units proposed for the gross acreage of the parcel or parcels in question and presented as "X" units per acre. Gross acreage includes all contiguous parcels held under single ownership. Final calculations of density and permitted units per acre shall be rounded to the nearest whole number.

Dwelling Unit: A residential structure or portion thereof, containing a separate and complete living area, for one-family, not including boarding houses, camping trailers, hotels, motor homes, or motels.

Farm Residences: A farm residence built before January 1, 2009 shall not count against the plans density policies. A replacement to such a farm residence shall not count against these policies either. New residential structures built after January 1, 2009 shall count against the density policies.

Rounding: Rounding shall be allowed when calculating the number of units per acre permitted. The maximum number of dwelling units allowed shall be determined by dividing the total acreage of contiguous land under single ownership by the permitted density identified by this comprehensive plan. If the resulting quotient is a whole number, the owner may create that number of new dwelling units. If the quotient is a whole number plus a fraction, the owner may create that number of units equal to the whole number plus an additional unit if the remainder equals or exceeds one-half (50%). If the resultant quotient is less than a whole number the owner shall not create any additional units unless there are no existing units on the parcel, in which case the owner may create one unit if they meet the minimum lot size requirements of the Barron County Zoning Code.

Original Parcel = 35 acres Planned Density = 1 unit per 35 acre
Maximum New Dwelling units = 1 (35ac/35ac)

Original Parcel = 50 acres Planned Density = 1 unit per 35 acres
Maximum New Dwelling Units = 1 (50ac/35ac = 1.43)

Original Parcel = 60 acres Planned Density = 1 unit per 35 acres
Maximum New Dwelling Units = 2 (60ac/35ac = 1.71)

Original Parcel = 30 acres Planned Density = 1 unit per 35 acres
Maximum New Dwelling Units with existing nonfarm residence = 0 (30ac/35ac = .86)
Maximum New Dwelling Units without existing nonfarm residence = 1 (30ac/35ac = .86)

Contiguous Parcels: The term "contiguous" is defined to mean "parcels of land that share a common boundary, including a connection at only one point, under single ownership (i.e. a public road, navigable waterway or railroad shall not be considered a break up of contiguity)."

Single Ownership: The term "single ownership" may include any land singly owned by one individual, jointly owned by a married couple including that individual, family-owned including that individual, or owned by a partnership or corporation in which the individual is a member."

Minimum Lot Size: Unless specifically determined within this Plan, the minimum lot size for parcels shall follow the requirements of the Barron County Zoning Code.

Commercial Use: A commercial use requiring a rezone away from A-1 Agricultural Exclusive after January 1, 2009 are considered the equivalent of one dwelling unit.

Land Sales after January 1, 2009: Changes and reconfigurations in ownership of a single ownership parcel in existence on January 1, 2009 do not trigger new allotments of potential future dwelling units per the density policy. When land is sold or consolidated after January 1, 2009 the Town will use the following approaches to determine how many (if any) potential future dwelling units were transferred along with the land.

1. The Town encourages property owners to make clear in sales contracts how many potential future dwelling units (if any) are being transferred along with the land. The Town will use such a sales contract or similar document when considering development applications.
2. In the absence of a clearly understood sales contract or similar document, the Town will attempt to learn from all affected property owners the intent (in writing), and share that information with Barron County Zoning Department. The written intent statement or affidavit should then be recorded against the deeds to all affected properties.
3. In the absence of a clearly understood statement of intent, the Town Board will attempt to make a determination based on the best available evidence, and share that determination based on the best available evidence, and share that determination and its rationale with the Barron County Zoning Department.
4. In the absence of evidence satisfactory to the Town Board, all remaining future dwelling units shall remain with the largest portion of the 2009 parcel.

CHAPTER 4 - IMPLEMENTATION

4.1 IMPLEMENTATION SUMMARY

The implementation element is defined as a compilation of specific recommendations and actions to be completed in stated sequence to implement the goals, objectives, and policies contained within this plan. In addition, this chapter describes how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and includes a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element also includes a process for adopting and updating the comprehensive plan. Each action is accompanied by a suggested timeline for completion. A consolidated list of actions appears in Appendix C.

Timelines:

Continual: This action does not require a specific task to be completed. It is enforced through continued conscious decision-making, existing ordinances, or by following the policies of this Plan, which is adopted by ordinance.

Short Term: This indicates that action should be taken in the next 5 years (highest priority).

Mid Term: This indicates that action should be taken in the next 10 years (medium priority).

Long Term: This indicates that action should be taken in the next 20 years (low priority).

4.2 IMPLEMENTATION TOOLS

Local codes and ordinances are an important means of implementing the actions of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The Town Board is responsible for amending and adopting these local ordinances.

4.2.1 Zoning Ordinance

Zoning is used to control the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by setting standards for individual uses. It is also one of the important legal tools that a community can use to control development and growth.

- The Town of Rice Lake does not have its own zoning ordinance, but is covered under the Barron County Zoning Ordinance. The Town intends to use this plan along with the Barron County Zoning Ordinance to guide future development.

4.2.2 Official Maps

An official map shows areas identified as necessary for future public streets, recreation areas, and other public grounds. By showing the area on the Official Map, the municipality puts the property owner on notice that the property has been reserved for future taking for a public facility or purpose. The municipality may refuse to issue a permit for any building or development on the

designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

- The Town does not have an official map, and there are no immediate plans to create one.

4.2.3 Sign Regulations

Local governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by ensuring that signs do not compromise the rights of Town residents to a safe, healthful and attractive environment.

- The Town is covered under Barron County's sign ordinance.

4.2.4 Erosion/Stormwater Control Ordinances

The purpose of stormwater or erosion control ordinances is to establish rules that will prevent or reduce water pollution caused by the development or redevelopment of land. Local stormwater ordinances may be adopted to supplement existing Barron County and Wisconsin Department of Natural Resources permit requirements.

- The Town is covered under the Town of Rice Lake Post Construction Stormwater Management Ordinance and Barron County's Stormwater Control Ordinance.

4.2.5 Historic Preservation Ordinances

An historic preservation ordinance is established to protect, enhance, and perpetuate buildings of special character or the special historic or aesthetic interest of districts that represent a community's cultural, social, economic, political, and architectural history. The jurisdiction's governing body may create a landmarks commission to designate historic landmarks and establish historic districts.

In accordance with Wisconsin Statutes 101.121 and 44.44, a municipality (city, town or county) may request the State Historical Society of Wisconsin to certify a local historic preservation ordinance in order to establish a "certified municipal register of historic property" to qualify locally designated historic buildings for the Wisconsin Historic Building Code. The purpose of the Wisconsin Historic Building Code, which has been developed by the Department of Commerce, is to facilitate the preservation or restoration of designated historic buildings through the provision of alternative building standards. Owners of qualified historic buildings are permitted to elect to be subject to the Historic Building code in lieu of any other state or municipal building codes.

- The Town does not have an historic preservation ordinance and does not have plans to adopt one.

4.2.6 Site Plan Regulations

A site plan is a detailed plan of a lot indicating all proposed improvements. Some communities have regulations requiring site plans prepared by an engineer, surveyor, or architect. Site plan regulations may require specific inclusions like: General Layout, Drainage and Grading, Utilities, Erosion Control, Landscaping & Lighting, and Building Elevations.

- The Town does not have site plan requirements, but Barron County does.

4.2.7 Design Review Ordinances

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations.

- The Town does not have a design review ordinance, and it does not intend to create one.

4.2.8 Building Codes and Housing Codes

The Uniform Dwelling Code (UDC) is the statewide building code for one- and two-family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. Municipal or county building inspectors who must be state-certified primarily enforce the UDC. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state-certified inspection agencies for just new homes. Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.

- The Town requires adherence to the Uniform Dwelling Code, including building permit & inspection requirements.

4.2.9 Mechanical Codes

In the State of Wisconsin, the 2000 International Mechanical Code (IMC) and 2000 International Energy Conservation Code (IECC) have been adopted with Wisconsin amendments for application to commercial buildings.

- The Town requires adherence to all state mechanical codes.

4.2.10 Sanitary Codes

The Wisconsin Sanitary Code (WSC), which is usually enforced by a county, provides local regulation for communities that do not have municipal sanitary service. The WSC establishes rules for the proper siting, design, installation, inspection and management of private sewage systems and non-plumbing sanitation systems.

- The Town requires adherence to the Wisconsin Sanitary Code & Barron County Sanitary Code.

4.2.11 Land Division & Subdivision Ordinance

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design open space, and other improvements necessary to ensure that new development will be an asset to the Town. The Town Board makes the final decisions on the content of the land division ordinance. These decisions are preceded by recommendations of the plan commission.

- The Town of Rice Lake has its own land division ordinance. The division of land in the Town of Rice Lake is governed by the Town, Wisconsin Statutes, the Barron County Subdivision Ordinance, and, within 1.5 miles of the City of Rice Lake, by the city's extraterritorial plat review authority.

4.3 ACTIONS BY ELEMENT

This section of the Plan presents actions crafted to address issues raised by residents during the planning process and to expand on the goals, objectives, and policies described in Chapter 2. It should be noted that some of the actions may require considerable cooperation with others, including the citizens of Rice Lake, local civic and business associations, neighboring municipalities, Barron County, and State agencies.

4.3.1 Housing Actions

1. **Support local government and agency efforts to obtain grant program funds to assist first time home buying or home rehabilitation for low and moderate-income households.** *(Continual)*

4.3.2 Transportation Actions

1. **Schedule and budget for road maintenance with a Capital Improvement Plan, updated annually.**
Road repairs should be included in a 5-year Capital Improvement Plan (CIP). This plan should be updated each year as part of the annual budgeting process. *(Short Term, Continual)*
2. **Support and encourage Barron County to develop the "Purchase of Development Rights" program.** *(Short Term)*
3. **Promote transit service alternatives.**
Collect information from Barron County programs and private vendors that offer alternative transportation options for Town residents, and make this information available at Town Hall. *(Continual)*

4.3.3 Agriculture, Natural, & Cultural Resource Actions

1. **Develop a "Right to Farm" agreement.**
Any new non-farm residential lots are encouraged to have a "Right to Farm" agreement attached to it acknowledging that the lot has been established in an area where farming is the preferred land use and stating that the owner finds this acceptable. This language should be recorded on the deed to the property, transferable to subsequent owners. *(Short Term)*
2. **Produce educational material on the value of agriculture to the area's economy.** *(Short Term)*

4.3.4 Utilities & Community Facilities Actions

During this planning process residents have mentioned that there is a lack of recreational amenities (trails, parks, etc.) within the Town. Currently the Town does not manage any parkland.

4.3.5 Economic Development Actions

The Town's economy is largely based on the farming industry; therefore maintaining its existing agriculture lands is very important. This Plan encourages preservation of the existing farming industries and encourages additional agricultural-related businesses within the Town.

4.3.6 Intergovernmental Cooperation Actions

1. Coordinate Growth Plans with the City of Rice Lake and Barron County.

Prior to the adoption of this Plan, and for subsequent updates, the Town will request comments from the officials from the City of Rice Lake and Barron County. *(Continual)*

2. Coordinate the development of new residential neighborhoods with the Rice Lake Area School District.

Planning for new neighborhoods should include discussion with officials from the Rice Lake Area School District concerning the need to provide or update school facilities to support these developments. Prior to the adoption of this Plan, and for subsequent updates, the Town should request comments from Rice Lake Area School District officials. *(Continual)*

4.3.7 Land Use Actions

1. Participate in the development of the Barron County Comprehensive Plan to ensure consistency with the Town Plan.

Beginning January 1, 2010, zoning changes must be consistent with the Town & County Comprehensive Plans. Currently Barron County does not have a completed comprehensive plan per Wisconsin's Comprehensive Planning Law. *(Short Term)*

2. Review and respond in writing to any proposed changes to the Barron County Zoning Ordinance. *(Continual)*

3. Review and consider adopting a local ordinance requiring a site plan for new developments.

This Plan includes several policies relating to site development and the Town of Rice Lake should work with Barron County to make sure they are addressed during development review. It may become necessary to develop a local ordinance. *(Mid Term)*

4.3.8 Community Design Actions

1. Review and consider adopting a Sign Ordinance that is consistent with this plan.

This Plan includes several policies relating to sign development and the Town of Rice Lake should work with Barron County to make sure they are addressed during development review. It may become necessary to develop a local ordinance. *(Short Term)*

4.4 PLAN ADOPTION

In order to adopt this Plan it must be recommended for approval by the Town Plan Commission. One copy of the Plan as recommended by the Plan Commission for Town Board adoption must 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, sanitary district, or other special district, (b) the clerk of every city, village, and county that is adjacent to the Town, (c) the Department of Administration, (d) the regional planning commission in which the Town is located, (e) the public library that serves the area in which the Town is located. The Town will also send one copy of the plan, per written request, to any operator who has applied for or obtained a nonmetallic reclamation permit, a person who has registered a marketable nonmetallic mineral deposit or any other property owner or leaseholder that has an interest in property allowing the extraction of nonmetallic mineral resources. (Refer to Section 66.1001(4)(b), Stats.)

After the Commission recommends the Plan by resolution, the Town Board must adopt the Plan by ordinance. Prior to adopting the Plan, the Town Board will hold at least one public hearing to discuss the recommended plan (SS 66.1001 (4)(d)). At least 30 days prior to the hearing a Class 1 notice will be published that contains, at a minimum, the following:

- The date, time and location of the hearing,
- A summary of the proposed plan or plan amendment,
- The local government staff who may be contacted for additional information,
- Where to inspect and how to obtain a copy of the proposal before the hearing.

Prior to adopting the Plan, the Town Board will provide an opportunity for written comments by the public and respond to such comments through review and discussion at a Town Board meeting.

The Town Board, by a majority vote, shall enact the ordinance adopting the recommended plan (Section 66.1001(4)(c), Stats.). The adopted plan and ordinance shall be distributed to the aforementioned parties in Section 66.1001(4)(b), Stats. The plan shall contain all nine elements identified in Section 66.1001(2), Stats. If the Town chooses to revise the recommended plan, it is not mandatory that these revisions be sent to the distribution list. However, in the spirit of public participation and intergovernmental cooperation, revisions that constitute a substantial change to the recommended plan may be sent to the distribution list.

4.5 CONSISTENCY AMONG PLAN ELEMENTS

Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, beginning on January 1, 2010 if the Town of Rice Lake engages in any of the actions listed below, those actions shall be consistent with its comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Town zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

An action shall be deemed consistent if:

1. It furthers, or at least does not interfere with, the goals, objectives, and policies of this plan,
2. It is compatible with the proposed future land uses and densities/intensities contained in this plan,
3. It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, other specific public actions, or actions proposed by nonprofit and for-profit organizations that are contained in the plan.

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Prior to adoption of the plan the Town of Rice Lake reviewed, updated, and completed all elements of this plan together, and no inconsistencies were found.

Inconsistencies with Barron County's Planning and Zoning

The minimum lot size specified under the policies of this plan is 0.75 acres per dwelling unit. The lowest minimum lot size allowed by the applicable Barron County zoning districts for non-farm residential development is one (1) acre per dwelling unit. It is assumed that the less stringent policies of this plan will prevail in rezoning and land use decisions. Currently, Barron County does not have a completed Comprehensive Plan.

Inconsistencies with the City of Rice Lake's Comprehensive Plan

No inconsistencies were found between this Plan and the City of Rice Lake's Comprehensive Plan.

4.6 PLAN MONITORING, AMENDING & UPDATING

To monitor consistency with the Comprehensive Plan the Town shall regularly revisit this plan to review its content prior to any important decisions, especially those that will affect land use. Members of the Town Board, Plan Commission and any other decision-making body should periodically review the plan and identify areas that need to be amended. Special attention should be paid to the actions identified in this plan, and to the timetable for their completion. Completed actions should be celebrated and removed, while those actions not yet carried out should be given new deadlines and assigned to specific individuals, boards or committees for completion per the new schedule.

Although this Plan has described policies and actions for future implementation, it is impossible to predict the exact future conditions in the Town. Amendments may be appropriate in years following the adoption of the Plan, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. An amendment may also be needed to accommodate a unique proposal not previously considered; however, amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals should be avoided or the Plan loses integrity and becomes meaningless.

Amendments are any changes to plan text or maps and are defined as either being minor or major. Minor amendments are defined as changes to plan text or maps that are not associated with a development proposal. Major amendments are defined as changes to plan text or maps that are associated with a development proposal. In order to provide economies of scale, minor amendment requests should be collected throughout the year and addressed at a specified annual joint meeting of the Plan Commission & Town Board (recommended for January to review requests of the previous year). Major amendments requests (i.e. Future Land Use amendments) can be aligned with the development review process (i.e. zoning or subdivision meetings). The processes are essentially the same (plan commission recommendation, public hearing, governing body takes final action) except for some differences in notice requirements. Using the more stringent notice requirements of the State comprehensive law can satisfy both processes.

Whether reviewing the request for a minor or major amendment, it is important to ensure that the change does not trigger the need to alter something else in the Plan. The proposed amendment

should be evaluated based on its merits and whether it is consistent, or would cause inconsistencies, with the other elements of the Plan.

1. Hold one annual joint meeting between the Town Board and Plan Commission.

In this meeting the Town should review progress in implementing the actions of the Plan, establish new deadlines and responsibilities for new or unfinished actions, and identify any minor or major plan amendments that are needed or have been requested for review. Frequent requests for minor or major amendments to the comprehensive plan should signal the need for a plan update. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. (*Annual*)

2. Update this Comprehensive Plan at least once every ten years, per the requirements of the State comprehensive planning law.

Per the requirements of State comprehensive planning law, this Plan needs to be updated at least once every ten years. Updates could be coordinated with the release of new demographic and economic data (as with new census), or the release of updated mapping layers (such as FEMA Flood Maps), as the assumptions of the previous plan might be reconsidered in light of the new information. (*Mid Term*)

To follow State comprehensive planning law, the Town shall use the same process to amend or update the plan as it originally followed when it was initially adopted (regardless of how minor the amendment or change is). Proposed amendments should be channeled through the local Plan Commission for recommendation, with final action occurring at the Town Board, including proper public notices and hearings. For most amendments, the Town does not need to circulate the entire plan to the aforementioned parties in Section 66.1001(4)(b), only the portion that is being amended. All the governmental entities to whom this amendment is submitted will have already received the full version of the plan when it was originally adopted. For the purpose of record keeping, any amendments made to this plan after its original adoption are listed in the front of this document.

4.7 SEVERABILITY

If any provision of this Comprehensive Plan shall be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application.

CHAPTER 5 - EXISTING CONDITIONS

The following chapter summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). The information is compiled at the County and municipal level to the extent that such data is available or can be synthesized from standard data sources. Much of the data comes from secondary sources, consisting primarily of the US Census. Caution should be given as a majority of the data that the US Census collects is from a sample of the total population; and therefore, are subject to both sampling errors (deviations from the true population) and nonsampling errors (human and processing errors).

5.1 ISSUES & OPPORTUNITIES

This element provides a baseline assessment of the Town of Rice Lake past, current, and projected population statistics and covers all of the information required under SS66.1001. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development in the Town of Rice Lake.

5.1.1 Population Statistics & Projections

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment and housing characteristics, are in their corresponding chapters.

Table 5.1: Population & Age Distribution

Population	Town of Rice Lake Number	Town of Rice Lake Percent	Barron County Number	Barron County Percent	Wisconsin Number	Wisconsin Percent
Total Population (1970)	1,667	100.0%	33,955	100.0%	4,417,821	100.0%
Total Population (1980)	2,372	100.0%	38,730	100.0%	4,705,642	100.0%
Total Population (1990)	2,473	100.0%	40,750	100.0%	4,891,769	100.0%
Total Population (2000)	3,026	100.0%	44,963	100.0%	5,363,715	100.0%
Total Population (2005)*	3,167	100.0%	46,067	100.0%	5,580,757	100.0%
SEX AND AGE (2000)						
Male	1,503	49.7%	22,274	49.5%	2,649,041	49.4%
Female	1,523	50.3%	22,689	50.5%	2,714,634	50.6%
Under 5 years	199	6.6%	2,544	5.7%	342,340	6.4%
5 to 9 years	207	6.8%	3,009	6.7%	379,484	7.1%
10 to 14 years	229	7.6%	3,475	7.7%	403,074	7.5%
15 to 19 years	275	9.1%	3,654	8.1%	407,195	7.6%
20 to 24 years	142	4.7%	2,323	5.2%	357,292	6.7%
25 to 34 years	347	11.5%	4,922	10.9%	706,168	13.2%
35 to 44 years	520	17.2%	7,126	15.8%	875,522	16.3%
45 to 54 years	462	15.3%	6,181	13.7%	732,306	13.7%
55 to 59 years	157	5.2%	2,371	5.3%	252,742	4.7%
60 to 64 years	121	4.0%	1,984	4.4%	204,999	3.8%
65 to 74 years	215	7.1%	3,651	8.1%	355,307	6.6%
75 to 84 years	119	3.9%	2,660	5.9%	251,621	4.7%
85 years and over	33	1.1%	1,063	2.4%	95,625	1.8%
Median Age (2000)	37.3		38.8		36.0	

Source: US Census, *WIDOA Estimate

From year 1970 to 2000, the population for the Town of Rice Lake increased by 81.5%, while the population growth rates in Barron County and the State of Wisconsin were 32.4% and 21.8% respectively. The Department of Administration estimated that the population in the Town increased only slightly to 3,167 by the year 2005. By comparison, the median population for Wisconsin towns in year 2005 was 884. Statewide, the total population living in Wisconsin towns grew by 34.5% from year 1970 to 2000 and by 5.3% from year 2000 to 2005.

The age group (cohort) in the Town with the highest population is those 35 to 44 years old (17.2%). This is also the highest percentage age cohort for Barron County and the State. The median age is 37.3, which is slightly lower than that for the County, and slightly higher than the State median age. Approximately 16.1% of the population is at or near retirement age (60+), which is below the County (20.8%) average and is close to the State (16.9%) average.

Population projections allow a community to anticipate and plan for future growth needs. In year 2004, the Wisconsin Department of Administration released population projections to year 2025 for every municipality in Wisconsin, and projections to year 2030 for counties. The WIDOA projected the Town of Rice Lake population will grow to 3,680 by year 2025, about 7.4% of the Barron County total for that year. The WIDOA projects the population in Barron County will increase to 50,174 by year 2030. In order to derive municipal population projections for 2030, MSA held constant the WIDOA county total and the 2025 proportion of countywide population. This resulted in a 2030 population projection of 3,693 for the Town, an increase of 16.6% since year 2005. The WIDOA projects the population in Barron County will increase by 8.9% over this horizon. However, it should be noted that the WIDOA projection methodology tends to rely heavily on past population trends. The WIDOA states that...

“Local geophysical conditions, environmental concerns, current comprehensive land use plans, existing zoning restrictions, taxation, and other policies influence business and residential location. These and other similar factors can govern the course of local development and have a profound effect on future population change were not taken into consideration in the development of these projections.”

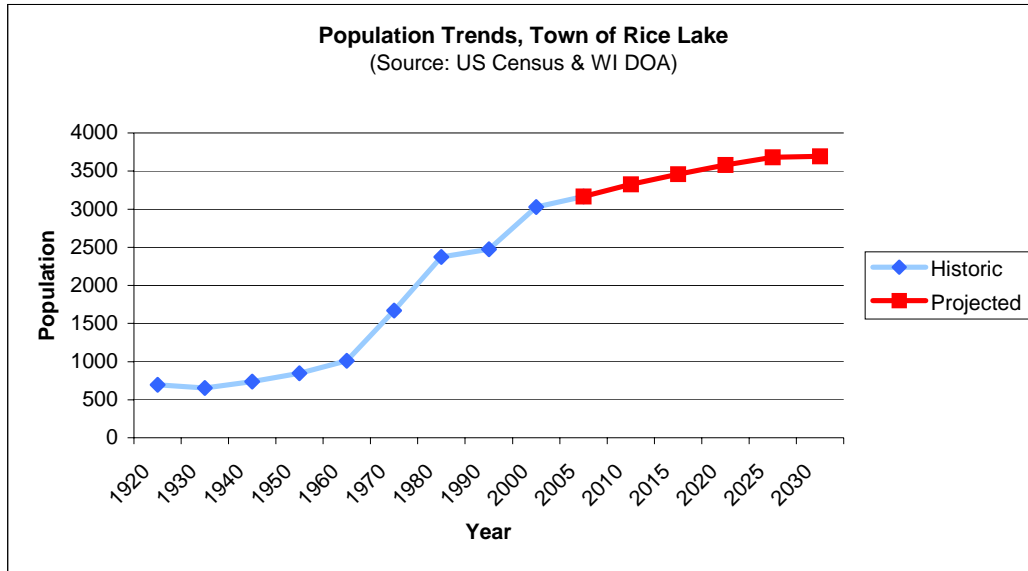
Caution should be given, as both MSA and WIDOA figures do not account for changes in local land use regulations, which could affect population growth.

Table 5.2: Population Projections

Population	Town of Rice Lake	City of Rice Lake	Barron County	Wisconsin
Total Population (1970)	1,667	7,278	33,955	4,417,821
Total Population (1980)	2,372	7,691	38,730	4,705,642
Total Population (1990)	2,473	7,998	40,750	4,891,769
Total Population (2000)	3,026	8,312	44,963	5,363,715
Total Population (2005)*	3,167	8,603	46,067	5,580,757
Projection				
Total Population (2010)	3,323	8,356	47,401	5,751,470
Total Population (2015)	3,460	8,446	48,493	5,931,386
Total Population (2020)	3,581	8,500	49,386	6,110,878
Total Population (2025)	3,680	8,518	50,004	6,274,867
Total Population (2030)*	3,693	8,528	50,174	6,415,923
Percent Growth (2005-2030)	16.6%	-0.9%	8.9%	15.0%

Source: US Census, Projection WIDOA, *MSA,

Figure 5.1: Population Trends



5.2 HOUSING

This element provides a baseline assessment of the Town of Rice Lake current housing stock and covers all of the information required under SS66.1001. Information includes: past and projected number of households, age & structural characteristics, occupancy & tenure characteristics, and value & affordability characteristics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the Town of Rice Lake.

The estimated total households for the Town of Rice Lake in year 2005 was 1,225. Based on WIDOA projections to year 2025, MSA projects the total number of households will reach 1,583 by year 2030, representing a 29.2% increase. This rate is higher than that projected for the County (16.8%) and the State (17.9%). This growth rate will require additional land within the Town for new housing and thus the development of agricultural or open space land.

5.2.1 Households & Housing Units: Past, Present, and Future

In year 2000, there were 1,139 households in the Town of Rice Lake, an increase of 130.6% since 1970. During that same period, total households increased by 68.3% for Barron County and 56.9% for the State. The higher growth in households (130.6%) vs. population (81.5%) from year 1970 to 2000 can be attributed to the decrease in the average size of households. Since 1970, the number of people per household throughout Wisconsin has been decreasing. This trend can be attributed to smaller family sizes and increases in life expectancy.

MSA utilized WIDOA projections to derive 2030 household projections for municipalities in three steps. Since household size is projected to continue to decline in the future, the first step was to project the 2030 household size based on WIDOA trends. For the Town of Rice Lake, there are expected to be 2.33 people per household in year 2030. Next, the projected 2030 population was divided by the 2030 household size. Finally, an adjustment factor was used to ensure that the total number of households for all Barron County municipalities added up to the WIDOA county total of 50,174. The 2030 projected number of households in the Town is 1,583, a 39.0% increase from

2000 to 2030. The WIDOA and MSA household figures are derived from their population projections; therefore, they have the same limitations. Data in Table 5.4 indicates that housing growth in the Town of Rice Lake will be faster than the City of Rice Lake, Barron County, and the State overall.

Table 5.3: Households & Housing Units

Housing	Town of Rice Lake	Barron County	Wisconsin
Total Households (1970)	494	10,606	1,328,804
Total Households (1980)	769	13,770	1,652,261
Total Households (1990)	914	15,435	1,822,118
Total Households (2000)	1,139	17,851	2,084,544
People per Household (1970)	3.4	3.2	3.3
People per Household (1980)	3.1	2.8	2.8
People per Household (1990)	2.7	2.6	2.7
People per Household (2000)	2.7	2.5	2.6
Housing Units (1970)	Unknown	12,673	1,472,322
Housing Units (1980)	828	17,153	1,863,857
Housing Units (1990)	985	19,363	2,055,774
Housing Units (2000)	1,216	20,969	2,321,144

Total Households include any unit that is **occupied.*

***Housing units are all those available, including occupied **and** vacant units or seasonal units.*

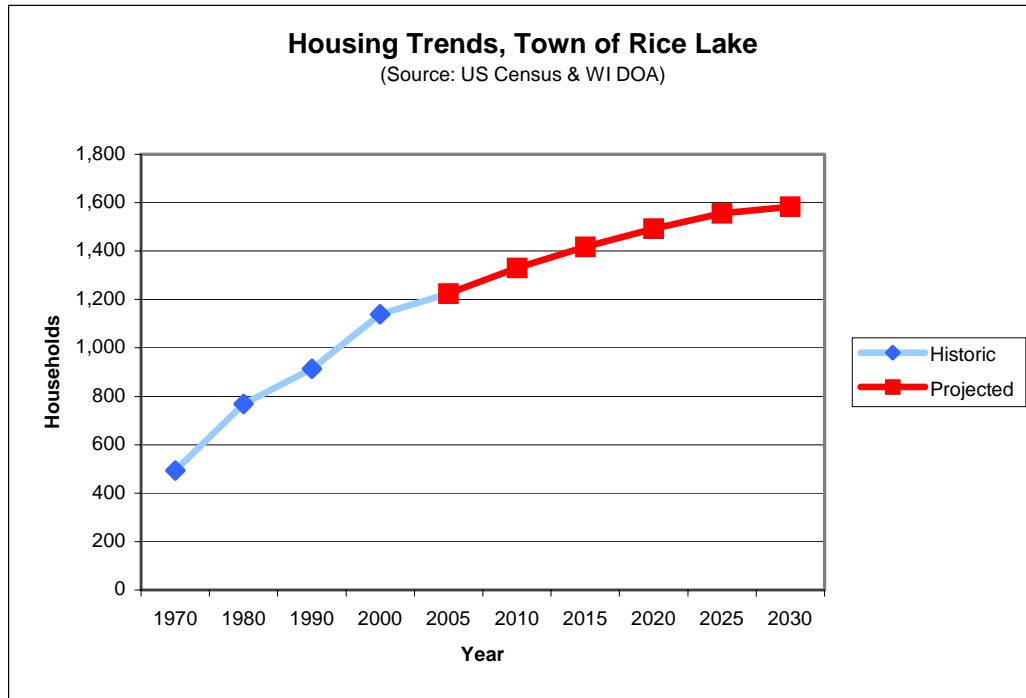
Source: US Census

Table 5.4: Projected Households

Households	Town of Rice Lake	City of Rice Lake	Barron County	Wisconsin
Total Households (1970)	494	2,304	10,606	1,328,804
Total Households (1980)	769	2,926	13,770	1,652,261
Total Households (1990)	914	3,329	15,435	1,822,118
Total Households (2000)	1,139	3,613	17,851	2,084,544
Projection				
Total Households (2005)	1,225	3,728	18,784	2,190,210
Total Households (2010)	1,330	3,896	19,977	2,303,238
Total Households (2015)	1,417	4,011	20,905	2,406,798
Total Households (2020)	1,492	4,086	21,645	2,506,932
Total Households (2025)	1,556	4,126	22,213	2,592,462
Total Households (2030)	1,583	4,185	22,567	2,667,688
Percent Growth (2000-2030)	39.0%	15.8%	26.4%	28.0%

Source: US Census, Projection WIDOA; City of Rice Lake numbers only include that portion in Barron County.

Figure 5.2: Housing Trends



5.2.2 Age & Structural Characteristics

Table 5.5: Housing Age Characteristics

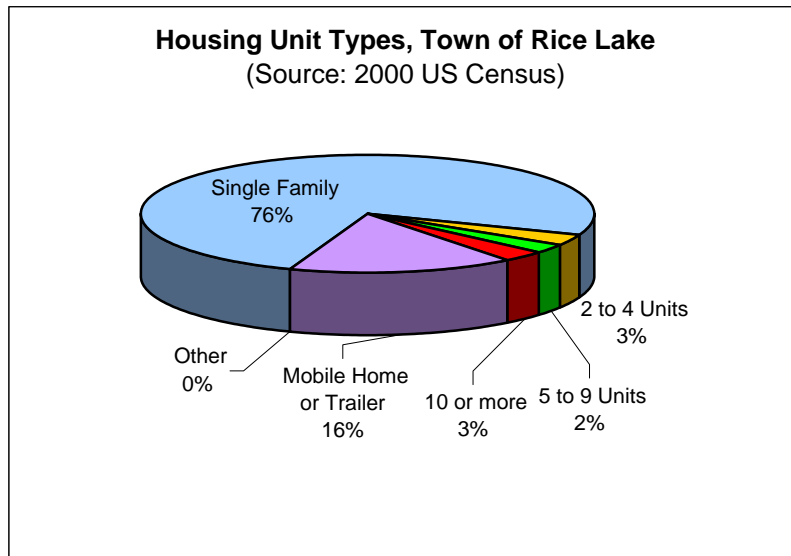
Year Structure Built	Number	Percent
1939 or Earlier	131	11.2%
1940 to 1959	149	12.7%
1960 to 1969	71	6.1%
1970 to 1979	315	26.9%
1980 to 1989	162	13.8%
1990 to 1994	107	9.1%
1995 to 1998	196	16.8%
1999 to March 2000	39	3.3%
Total	1,170	100.0%

Source: US Census, Town of Rice Lake

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well-cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of the Town of Rice Lake's 1,170 housing units, 30.0% were built before 1970 and 11.2% were built before 1940. With 30.0% of the housing stock 35+ years in age, the condition of the housing stock could become an issue if homes are not well cared for. The percentage of older homes is less than the County's average of 52.1% (35+ years in age).

Beginning in 2005, Wisconsin State Statutes require all municipalities to adopt and enforce the requirements of the Uniform Dwelling Code (UDC) for one and two family dwellings. This requirement will ensure that new residential buildings are built to safe standards, which will lead to an improvement in the housing stock of communities. The UDC is administered by the Wisconsin Department of Commerce.

Figure 5.3: Housing Unit Types



As of the 2000 US Census, 75% of the Town of Rice Lake's 1,170 housing units were single-family homes. This figure is consistent with the County average of 77%. 16% of the housing units in the Town of Rice Lake are mobile homes or trailers, while the County average for this category is 8.4%.

5.2.3 Occupancy & Tenure Characteristics

According to the 2000 Census, the Town of Rice Lake had 1,216 housing units. Of these, 81.1% were owner occupied at the time of the Census (County average is 75.8%), an increase of 3.0% since 1990. There were 77 vacant housing units, and 35 of these units were used for seasonal, recreational, or occasional use. Economists and urban planners consider a vacancy rate of 5% to be the ideal balance between the interests of a seller and buyer, or landlord and tenant.

Table 5.6: Housing Occupancy Characteristics

Occupancy	1990 Number	1990 Percent	2000 Number	2000 Percent
Owner Occupied Housing Units	769	78.1%	986	81.1%
Renter Occupied Housing Units	145	14.7%	153	12.6%
Vacant Housing Units	71	7.2%	77	6.3%
Homeowner Vacancy Rate	-	1.3%	-	1.1%
Rental Vacancy Rate	-	7.1%	-	2.5%

Of the occupied housing units, 53.0% have been occupied by the same householder for five or fewer years (1995-2000) and 70.1% for 10 or fewer years (1990-2000). Of the population five years and older, 54.9% have lived in the same house since 1995, and 19.0% of the population did not live in Barron County in 1995. This data suggests that just over half of the newer households in the Town of Rice Lake have moved from within Barron County.

Table 5.7: Housing Tenure & Residency

Year Head of Household Moved into Unit	Percent of Housing Units	Residence in 1995	Percent of Population 5 years and older
1969 or earlier	6.8%	Same House in 1995	54.9%
1970 to 1979	6.3%	Different House in US in 1995	44.8%
1980 to 1989	16.8%	Same County	25.8%
1990 to 1994	17.1%	Different County	19.0%
1995 to 2000	53.0%	Same State	9.8%
		Different State	9.1%

Source: US Census, Town of Rice Lake

5.2.4 Value & Affordability Characteristics

In year 2000, the median value for a home in the Town of Rice Lake was \$113,400, compared to \$78,000 for Barron County and \$112,200 for Wisconsin. The median value increased 83.8% from 1990, while the County and State median values increased 66% and 81% respectively. In contrast, median household income only increased 52.3% for Town households from year 1990 to 2000 (see Economic Development). Over three-fourths of the Town housing stock (78.6%) ranged in value between \$50,000 and \$149,999. The median rent in year 2000 for the Town of Rice Lake was \$456, compared to \$417 for Barron County and \$540 for Wisconsin.

Table 5.8: Home Value and Rental Statistics

Value of Owner-Occupied Units	1990 Percent	2000 Percent	Gross Rent for Occupied Units	1990 Percent	2000 Percent
Less than \$50,000	28.6%	4.1%	Less than \$200	41.4%	0.0%
\$50,000 to \$99,999	62.7%	33.3%	\$200 to \$299	28.0%	5.1%
\$100,000 to \$149,999	7.9%	45.3%	\$300 to \$499	28.0%	59.9%
\$150,000 to \$199,999	0.6%	8.7%	\$500 to \$749	2.6%	33.8%
\$200,000 to \$299,999	0.0%	6.7%	\$750 to \$999	0.0%	0.0%
\$300,000 to \$499,999	0.0%	1.9%	\$1,000 to \$1,499	0.0%	0.0%
\$500,000 to \$999,999	0.0%	0.0%	\$1,500 or more	0.0%	0.0%
\$1,000,000 or more	0.0%	0.0%	No cash rent	0.0%	1.3%
Median Value	\$61,700	\$113,400	Median Rent	\$275	\$456

Source: US Census, Town of Rice Lake

In the Town of Rice Lake, affordable housing opportunities are often provided through the sale of older housing units located throughout the Town and through its large percentage of mobile home units. According to the U.S. Department of Housing and Urban Development (HUD), housing is generally considered affordable when the owner or renter's monthly costs do not exceed 30% of their total gross monthly income. Among households that own their homes, only 16.7% exceeded the "affordable" threshold in year 2000. In year 2000, the median percentage of household income spent on owner occupied units with a mortgage was 19.5%, compared to 19.4% for the County. These figures are far below the 30% threshold established by HUD. This data indicates that housing is generally affordable to most Town residents.

Table 5.9: Housing Costs Compared to Income

Selected Monthly Owner Costs as a Percentage of Household Income	Percent	Gross Rent as a Percentage of Household Income	Percent
Less than 15%	39.2%	Less than 15%	32.5%
15% to 19.9%	22.5%	15% to 19.9%	37.6%
20% to 24.9%	11.3%	20% to 24.9%	4.5%
25% to 29.9%	9.1%	25% to 29.9%	5.7%
30% to 34.9%	4.7%	30% to 34.9%	5.7%
35% or more	12.0%	35% or more	12.7%
Not computed	1.3%	Not computed	1.3%
Median (1990) with mortgage	21.6%	Median (1990)	16.4%
Median (2000) with mortgage	19.5%	Median (2000)	17.2%

Source: US Census, Town of Rice Lake

5.3 TRANSPORTATION

This element provides a baseline assessment of the Town of Rice Lake transportation facilities and covers all of the information required under SS66.1001. Information includes: commuting patterns,

traffic counts, transit service, transportation facilities for the disabled, pedestrian & bicycle transportation, rail road service, aviation service, trucking, water transportation, maintenance & improvements, and state & regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the Town of Rice Lake.

According to the WisDOT the most heavily traveled roads in the Town of Rice Lake are US-53, WI-48, CTH C, and CTH M. It is anticipated that US-53 & WI-48 will continue to carry the most local traffic as they connect residents to the City of Rice Lake. Given rising transportation costs and access needs, it is anticipated that new growth will gravitate toward these facilities.

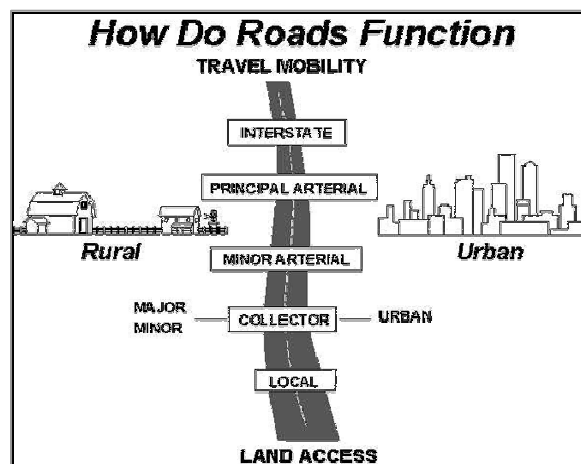
5.3.1 Existing Transportation Facilities

Highways & the Local Street Network

There are approximately 79.24 miles of roadway within the Plan Area. All federal, state, county, and local roads are classified into categories under the “Roadway Functional Classification System.” Functional classification is the process by which the nation's network of streets and highways are ranked according to the type of service they provide. It determines how travel is "channelized" within the roadway network by defining the part that any road or street should play in serving the flow of trips through a roadway network. In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic. (Refer to the Town of Rice Lake Transportation Facilities Map)

- **Arterials** –accommodate interstate and inter-regional trips with severe limitation on land access. Arterials are designed for high-speed traffic.
- **Collectors** – serve the dual function of providing for both traffic mobility and limited land access. The primary function is to collect traffic from local streets and convey it to arterial roadways. Collectors are designed for moderate speed traffic.
- **Local Roads** – provide direct access to residential, commercial, and industrial development. Local roads are designed for low speed traffic.

Figure 5.4: Functional Classification of Roadways



Commuting Pattern

Table 5.10 shows commuting choices for resident workers over age 16. Just over 94% of local workers use automobiles to commute to work, with 7.9% of those reporting the use of a carpool. 4.4% of residents worked at home and did not commute to work. The average travel time to work is about 14.7 minutes. This is slightly lower than the 21 minute average for the State of Wisconsin, as well as the 19.2 minute average for Barron County.

Table 5.10: Commuting Methods

Commuting to Work	Number	Percent
Car, Truck, Van (alone)	1,438	86.3%
Car, Truck, Van (carpooled)	132	7.9%
Public Transportation (including taxi)	2	0.1%
Walked	20	1.2%
Other Means	0	0.0%
Worked at Home	74	4.4%
Mean Travel Time to Work (minutes)	14.7	X
Total (Workers 16 Years or Over)	1,666	100.0%

Source: US Census, Town of Rice Lake

Figure 5.5: Commuting Time

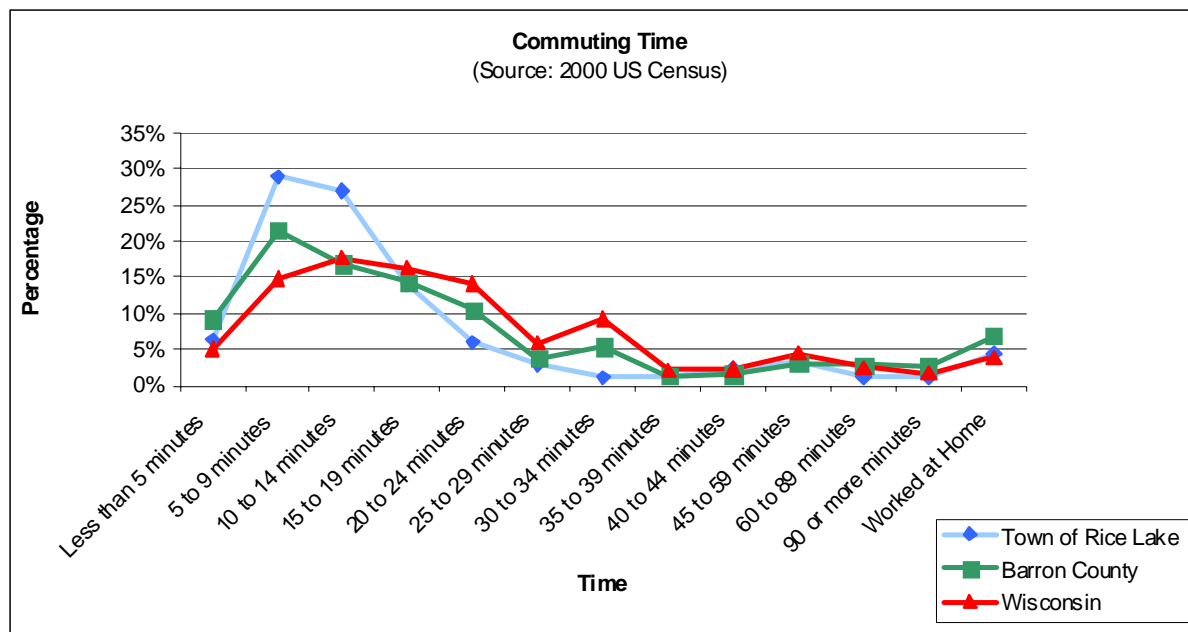


Table 5.11: Residents Place of Work

Place of Work, Working Residents 16 Years or Older	Town of Rice Lake Workers	Barron County Workers
Within Barron County	91.9%	85.9%
Outside of County, Within State	7.0%	11.6%
Outside of State	1.1%	2.4%

Source: US Census 2000

Traffic Counts

The Annual Average Daily Traffic (AADT) counts are an important measure when prioritizing improvements. (AADT) counts are defined as the total volume of vehicle traffic in both directions of a highway or road for an average day. AADT counts can offer indications of traffic circulation problems and trends and also provide justification for road construction and maintenance. WisDOT provides highway traffic volumes from selected roads and streets for all communities in the State

once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. Table 5.12 displays ADT along selected roadways in the Town of Rice Lake for 2000 and 2003. This data is displayed on the Town of Rice Lake Average Daily Traffic Map.

Table 5.12: Average Daily Traffic

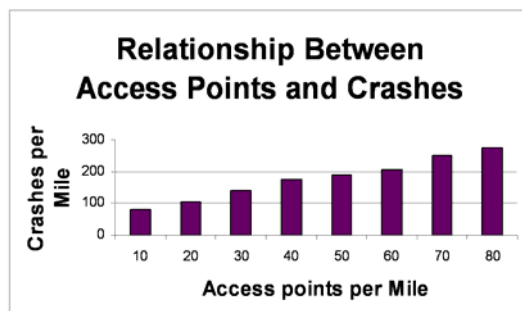
Location	At	1998 ADT	2004 ADT	Percent Change
WI-48	just east of 18 1/2 St.	4,400	5,500	25.0%
WI-48	west of CTH M	3,400	3,900	14.7%
WI-48	just east of 23rd St.	2300	2300	0.0%
CTH C	just east of 23rd St.	1,100	1,200	9.1%
CTH C	west of CTH M	2,600	2,700	3.8%
SB US-53	just north of 23 1/2 Ave.	3,900	5,300	35.9%
NB US-53	just north of 23rd St.	3,700	4,600	24.3%
SB US-53	just south of City of Rice Lake border	4,600	5,900	28.3%
NB US-53	at 19th Ave.	5,900	7,300	23.7%
CTH SS	at Bear Creek	2,100	3,600	71.4%
CTH M	north of WI-48	1,400	1,700	21.4%
CTH M	just south of 21st Ave.	2,400	2,400	0.0%
CTH M	just west of 23rd St.	2000	2,400	20.0%

Source: WIDOT Highway Traffic Volume Data, Town of Rice Lake

Access Management & Safety

Studies show a strong correlation between: 1) an increase in crashes, 2) an increase in the number of access points per mile, and 3) the volume of traffic at each access point. Simply put, when there are more access points, carrying capacity is reduced and safety is compromised.

Figure 5.6: Relationship Between Access Points And Crashes



The authority of granting access rights to roadways is ordinarily assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. Through implementation of its adopted *Access Management System Plan*, the WisDOT plans for and controls the number and location of driveways and streets intersecting state highways. In general,

arterials should have the fewest access points since they are intended to move traffic through an area. Collectors and local roads should be permitted to have more access points since they function more to provide access to adjacent land.

It is estimated that a single-family home generates 9.5 trips per day. A trip is defined as a one-way journey from a production end (origin) to an attraction end (destination). On a local road, one new home may not make much difference, but 10 new homes on a road can have quite an impact on safety and mobility.

Table 5.13: Trip Generation Estimates

Land Use	Base Unit	Rates		
		AM Peak	ADT	ADT Range
Residential				
Single Family Home	per dwelling unit	.75	9.55	4.31-21.85
Apartment Building	per dwelling unit	.41	6.63	2.00-11.81
Condo/Town Home	per dwelling unit	.44	10.71	1.83-11.79
Retirement Community	per dwelling unit	.29	5.86	
Mobile Home Park	per dwelling unit	.43	4.81	2.29-10.42
Recreational Home	per dwelling unit	.30	3.16	3.00-3.24
Retail				
Shopping Center	per 1,000 GLA	1.03	42.92	12.5-270.8
Discount Club	per 1,000 GFA	.65	41.8	25.4-78.02
Restaurant				
(High-turnover)	per 1,000 GFA	9.27	130.34	73.5-246.0
Convenience Mart w/ Gas Pumps	per 1,000 GFA		845.60	578.52-1084.72
Convenience Market (24-hour)	per 1,000 GFA	65.3	737.99	330.0-1438.0
Specialty Retail	per 1,000 GFA	6.41	40.67	21.3-50.9
Office				
Business Park	per employee	.45	4.04	3.25-8.19
General Office Bldg	per employee	.48	3.32	1.59-7.28
R & D Center	per employee	.43	2.77	.96-10.63
Medical-Dental	per 1,000 GFA	3.6	36.13	23.16-50.51
Industrial				
Industrial Park	per employee	.43	3.34	1.24-8.8
Manufacturing	per employee	.39	2.10	.60-6.66
Warehousing	1,000 GFA	.55	3.89	1.47-15.71
Other				
Service Station	per pump	12.8	168.56	73.0-306.0
City Park	per acre	1.59	NA	NA
County Park	per acre	.52	2.28	17-53.4
State Park	per acre	.02	.61	.10-2.94
Movie Theatre	per movie screen	89.48	529.47	143.5-171.5
w/Matinee	Saturday	(PM Peak)		
Day Care Center	per 1,000 GFA	13.5	79.26	57.17-126.07

Source: Institute of Transportation Engineers (ITE). Trip Generation.

5.3.2 Additional Modes of Transportation

Transit Service

Currently there is no bus service in the Town of Rice Lake and the entire County's transportation in the rural areas is underserved. The County is working with the City of Rice Lake to increase its shared-ride taxi service into the township, but at this time, the County lacks the required money to fund the project.

Transportation Facilities for the Elderly or Disabled

Barron County Aging Department provides transportation for elderly and disabled citizens of Barron County. Transportation services are available which allow County residents who are either over 60 years old or disabled to get to medical appointments, grocery stores, meal sites, and adult daycare facilities. The service uses voluntary drivers (reimbursed for mileage) and provides approximately 1,071 one-way trips a month throughout Barron County (Source: Barron County Aging Department).

There are a variety of non-profit entities that provide residents with disabilities transportation within the County area. These services are either paid for out of pocket by the resident, or

reimbursed by their medical insurance provider when possible. Access the Barron County website for the list of providers and their contact information.

Pedestrian & Bicycle Transportation

The WisDOT maintains a map of bicycling conditions for Barron County. These maps have been recently updated using 2004 traffic and roadway data. <http://www.dot.wisconsin.gov/travel/bike-foot/countymaps.htm>. Figure 5.7 displays the portion of the map for the Plan Area. Green routes indicated roadways considered to be in the best condition for biking, blue routes indicate moderate conditions for biking, and red routes indicate undesirable conditions.

Walkers and bikers currently use the Town's existing roadways. On quiet country roads – including town roads and many county trunk highways – little improvement is necessary to create excellent bicycling routes. Very-low-volume rural roads (those with ADT's below 700) seldom require special provisions like paved shoulders for bicyclists. State trunk highways, and some county trunk highways, tend to have more traffic and a higher percentage of trucks. As a result, the addition of paved shoulders may be appropriate in these areas. Paved shoulders should be seriously considered where low-volume town roads are being overtaken by new suburban development.

The *Wisconsin Bicycle Facility Design Handbook*, available online, provides information to assist local jurisdictions in implementing bicycle-related improvements. It provides information that can help to determine if paved shoulders are necessary. In addition, the WisDOT has developed the *Bicycle Transportation Plan 2020* and the *Pedestrian Plan 2020*. These plans are intended to help both communities and individuals in developing bicycle and pedestrian friendly facilities.

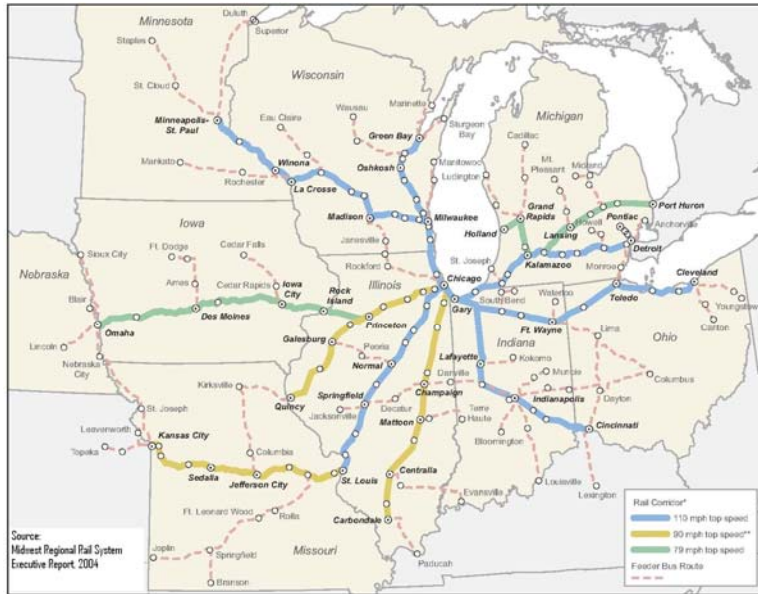
Rail Road Service

Wisconsin's rail facilities are comprised of four major (Class 1) railroads, three regional railroads, and four local railroads. Freight railroads provide key transportation services to manufacturers and other industrial firms. Over the last ten years, the amount of Wisconsin track-miles owned by railroads has declined, due in large part to the consolidation of railroad operators and the subsequent elimination of duplicate routes. A recent commodity forecast predicts growth in state freight rail tonnage of 51% by the year 2020. No freight rail lines pass through the Town at this time; however the Progressive Rail, Inc. has a line running from Chippewa Falls to the City of Rice Lake.

Figure 5.7: Bicycling Conditions in Rice Lake



Figure 5.8: Proposed Midwest Regional Rail System



*Indiana DOT is evaluating additional passenger rail service to South Bend and to Louisville.
 **In Missouri, current restrictions limit train speeds to 79 mph.

Amtrak operates two passenger trains in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops; and the Hiawatha Service that carries about 470,000 people each year on seven daily round-trips in the Chicago-Milwaukee corridor. The WisDOT has been studying ways in which passenger rail could be expanded. WisDOT, along with Amtrak and eight other state DOTs, is currently evaluating the Midwest Regional Rail System (MWRRS), a proposed 3,000-mile Chicago based passenger rail network. The MWRRS would provide frequent

train trips between Chicago, Milwaukee, Madison, La Crosse, Eau Claire, St. Paul, Milwaukee, and Green Bay. Modern trains operating at peak speeds of up to 110-mph could produce travel times competitive with driving or flying. The nearest station for Rice Lake residents would likely be in Madison. (Source: WisDOT Rail Issues and Opportunities Report, 2004)

Aviation Service

As of January 2000, the State Airport System is comprised of 95 publicly owned, public use airports and five privately owned, public use airports. In its *State Airport System Plan 2020*, the WisDOT does not forecast any additional airports will be constructed by year 2020. Airports are classified by the Federal Aviation Administration (FAA) into four categories: 1) Air Carrier/Cargo, 2) Transport/Corporate, 3) General Utility, 4) Basic Utility.

Rice Lake Regional Airport is located approximately 4 miles south of the Town of Rice Lake on over 800 acres. The Federal Aviation Administration (FAA) lists Rice Lake Regional Airport among Barron County airports included in the National Plan of Integrated Airport Systems (NPIAS). To be eligible for federal funds, an airport must be included in the NPIAS, which is published by the FAA every two years. Rice Lake Regional is a general aviation airport with no passenger service. The NPIAS *Five Year Plan (2007-2011)* anticipates that Rice Lake Regional Airport will have approximately 40 locally owned aircraft based at the airport by 2011.

Trucking

The trend toward less freight movement by rail and air has led to an increase in the trucking industry. According to a 2006 publication "Freight Facts and Figures," trucking accounted for 82% of the total domestic U.S. freight moved in year 2002 and 95% of the total value. Projections for the freight shipping industry for the year 2035 predict a 98% increase in the volume of freight moved by truck and a 168% increase in the value of truck freight shipments. Freight is trucked through the Town of Rice Lake using STH 53 & 48.

Water Transportation

The Town of Rice Lake does not have its own access to water transportation but is 100 miles from Mississippi River access, via ports in the Twin Cities to the southwest and in Superior/Duluth to the north. Additional port access can be found farther down the river in La Crosse & Prairie du Chien.

5.3.3 Maintenance & Improvements

The responsibility for maintaining and improving roads should ordinarily be assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility.

The WisDOT has developed the *State Highway Plan 2020*, a 21-year strategic plan which considers the highways system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years (*Six Year Improvement Plan*) to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin.

The WisDOT *Six Year Improvement Plan (2006-2011)* for Barron County lists no project located in the Plan Area, but eight relatively minor resurfacing and maintenance projects within Barron County.

Pavement Surface Evaluation & Rating

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the Town in planning for roadway improvements and to better allocate its financial resources for these improvements. During the inventory, roadways in the Town are evaluated and rated in terms of their surface condition, drainage, and road crown. (*Refer to the Town of Rice Lake WisLR Map*)

5.3.4 State & Regional Transportation Plans

A number of resources were consulted while completing this comprehensive plan. Most of these resources were WisDOT plans resulting from Translink 21, Wisconsin's multi-modal plan for the 21st Century. Currently the WisDOT is in the process of replacing Translink 21 with a new plan called Connections 2030. Similar to Translink 21, Connections 2030 will address all forms of transportation. However, unlike Translink 21, Connections 2030 will be a policy-based plan instead of a needs based plan. The policies will be tied to "tiers" of potential financing levels. One set of policy recommendations will focus on priorities that can be accomplished under current funding levels. Another will identify policy priorities that can be achieved if funding levels increase or decrease.

Figure 5.9: Transportation Plans & Resources

- WisDOT Rail Issues and Opportunities Report, 2004
- WisDOT 5-Year Airport Improvement Program, 2007-2011
- FAA, National Plan of Integrated Airport Systems (NPIAS) Five Year Plan, 2007-2011
- WisDOT Translink 21
- WisDOT State Highway Plan 2020
- WisDOT 6-Year Highway Improvement Plan
- WisDOT State Transit Plan 2020
- WisDOT Access Management Plan 2020
- WisDOT State Airport System Plan 2020
- WisDOT State Rail Plan 2020
- WisDOT Bicycle Transportation Plan 2020
- WisDOT Pedestrian Plan 2020

5.4 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

This element provides a baseline assessment of the Town of Rice Lake agricultural, natural, & cultural resources and covers all of the information required under SS66.1001. Information includes: productive agricultural areas, a natural resource inventory, and a cultural resource inventory. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of agricultural, natural, & cultural resources in the Town of Rice Lake.

The Town of Rice Lake, like other communities in Barron County, has an abundance of high quality agricultural and natural resources worth protecting for the economic, recreational, and ecological needs of current and future residents. Based on numerous studies, water quality in rural, agricultural areas is most affected by sediment from soil erosion. Therefore the 2006 Barron County Land and Water Resource Management Plan stressed the importance of soil conservation to protect the water quality. Throughout the planning process, specific resources within the Town of Rice Lake will be better understood and goals will be updated to support their protection and maintenance over time.

5.4.1 Agricultural Resource Inventory

The following section details some of the important agricultural resources in the Plan Area and Barron County. The information comes from a variety of resources including the US Census, US Census of Agriculture, and the Barron County Land & Water Conservation Department. Other relevant plans exist and should be consulted for additional information:

- Barron County Land and Water Resource Management Plan, 2006
- Soil Survey of Barron County, 1990

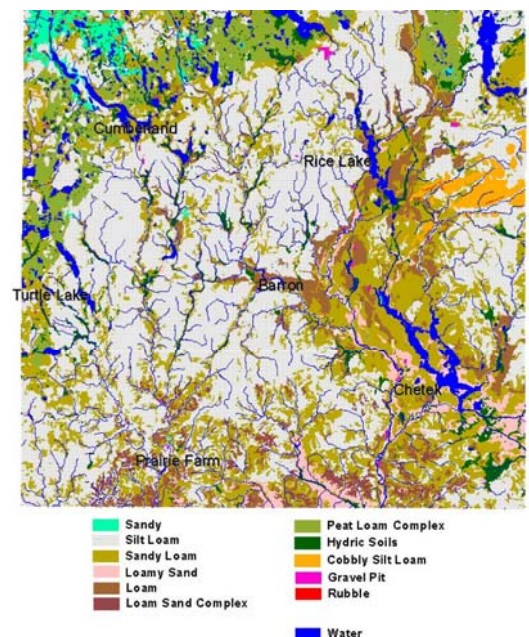
Geology and Topography

The topography of Barron County was influenced by four episodes of continental glaciers and the ancient mountain range of the Blue Hills that have been worn down due to the glaciers. The result is a rolling topography with glaciated surface features such as lakes, wetlands, and uneven topography.

Soils

Barron County Soils were formed from glacial and alluvial deposits under forested conditions. The LWRM Plan describes the typical soil profile in Barron County as 10-12 inches of silt loam soil, underlain by several inches of silty loam subsoil and further underlain by sand and gravel. Over a 50-year period (1940-1990) the soil level has decreased 2-3 inches on average throughout the County. It is noted that it will take 1,000 years to replace the soil loss that has occurred in the last 50 years. Figure 5.10 provides a general soils map of Barron County (*Source: <http://www.co.barron.wi.us/soils.jpg>*). Although each soil type contains variations, soils in the western portion of the Town are generally silt loam and the eastern portion is generally either loam or sandy loam.

Figure 5.10: General Soils of Barron County



These soil types make for productive farmland and are abundant in the Town of Rice Lake. In total, approximately 75% of the Town's land is prime farmland, as compared to the County 49.1%.

Table 5.14: Prime Farmland

Prime Farmland	Town of Rice Lake		Barron County	
	Amount of Land	Percentage of Land	Amount of Land	Percentage of Land
Prime Farmland	12,098	68.2%	233,154	41.0%
Prime Farmland, if drained	1,166	6.6%	46,116	8.1%
Sub Total	13,264	74.8%	279,270	49.1%
Total	17,743	100.0%	569,019	100.0%

Source: NRCS and MSA GIS

Farming Trends

Most farming data is not collected at the township or municipal level. However, assumptions can be made based on data collected at the County level. Table 5.15 and Figure 5.11 provide information on the number and size of farms in Barron County from 1987 to 2002. While the acreage of farmland decreased by 6% from 1987 to 2002, the total number of farms in Barron County actually stayed almost the same (-0.7%). The Agricultural Census defines a farm as any place from which \$1,000 or more of agricultural products were produced, and sold, during a year. Today many "farms" or "farmettes" qualify under this definition but few are actually the traditional farms that people think of, 80 plus acres with cattle or dairy cows. These farmettes are typically less than 40 acres, serve niche markets, and produce modest agricultural goods or revenue. Figure 5.11 illustrates how the number of smaller farms - especially those with 10-49 acres - has risen since 1987. As of 2002, over one-fifth of Barron County farms were between 10 and 49 acres in size.

Table 5.15: Farms and Land in Farms, Barron County 1987-2002

Farms and Land in Farms	Barron County 1987	Barron County 1992	Barron County 1997	Barron County 2002	Percent Change 1987-2002
Number of Farms	1,659	1,474	1,681	1,647	-0.7%
Land in Farms (acres)	374,522	350,866	359,388	351,930	-6.0%
Average Size of Farms (acres)	226	238	214	214	-5.3%
Market Value of Land and Buildings					
Average per Farm	\$145,265	\$158,115	\$186,065	\$332,765	129.1%
Average per Acre	\$621	\$672	\$900	\$1,692	172.5%

Source: US Census of Agriculture, Barron County

The number of farms with 140-499 acres has decreased, while the number of large farms with 500 and more have risen slightly. This is likely due to farm consolidation, which occurs when older traditional farms continually expand in order to stay afloat in the agricultural economy. Regardless of size, all farms are important to the local agricultural economy.

Figure 5.11: Farm Size 1987-2002, Barron County

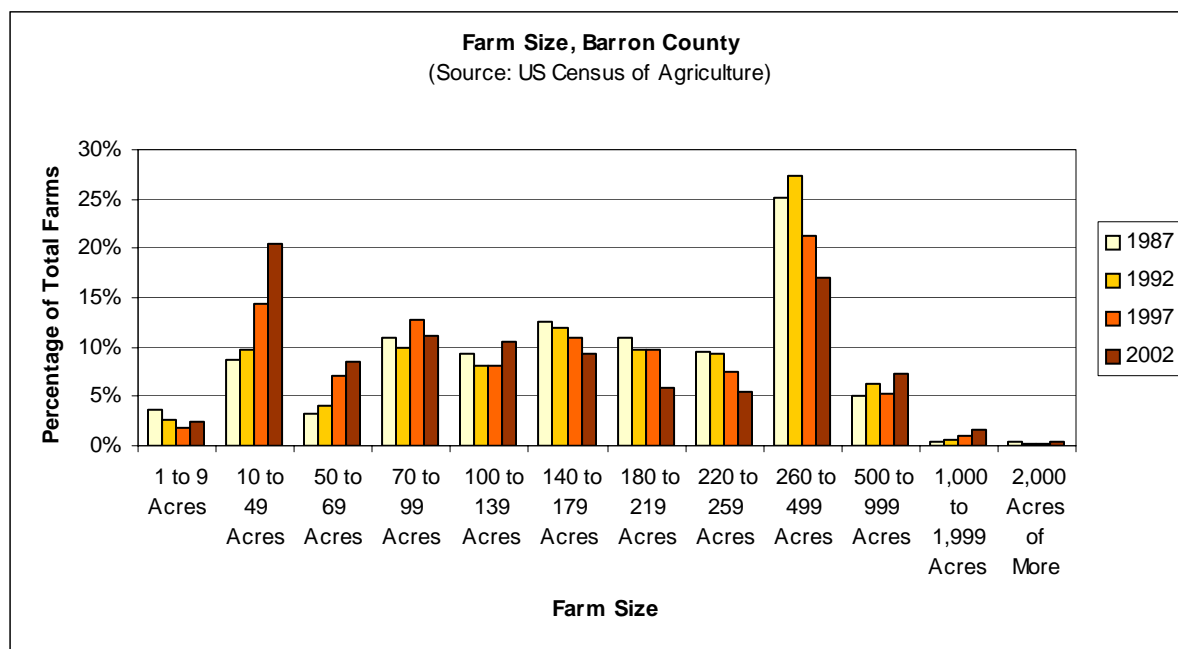


Table 5.16 displays the number of farms by NAICS (North American Industrial Classification System) for Barron County and Wisconsin, as reported for the 2002 Census of Agriculture. The largest percentage of farms in Barron County is in the “Dairy cattle and milk production” category. The percentage of farms by category is fairly consistent with the percentages for the State, but higher in the “Beef and cattle ranching” and “Dairy cattle and milk production” categories.

Table 5.16: Number of Farms by NAICS

Types of Farms by NAICS	Barron County		Wisconsin	
	Number of Farms 2002	Percentage of Farms 2002	Number of Farms 2002	Percentage of Farms 2002
Oilseed and grain (1111)	239	14.5%	12,542	16.3%
Vegetable and melon (1112)	24	1.5%	1,317	1.7%
Fruit and tree nut (1113)	5	0.3%	1,027	1.3%
Greenhouse, nursery, and floriculture (1114)	16	1.0%	2,284	3.0%
Tobacco (11191)	0	0.0%	188	0.2%
Cotton (11192)	0	0.0%	0	0.0%
Sugarcane, hay, and all other (11193, 11194, 11199)	417	25.3%	20,943	27.2%
Beef cattle ranching (11211)	277	16.8%	9,852	12.8%
Cattle feedlots (11212)	58	3.5%	3,749	4.9%
Dairy cattle and milk production (11212)	451	27.4%	16,096	20.9%
Hog and pig (1122)	6	0.4%	759	1.0%
Poultry and egg production (1123)	28	1.7%	910	1.2%
Sheep and goat (1124)	17	1.0%	1,117	1.4%
Animal aquaculture and other animal (1125, 1129)	109	6.6%	6,347	8.2%
Total	1,647	100.0%	77,131	100.0%

5.4.2 Natural Resource Inventory

The following section details some of the important natural resources in the Plan Area and Barron County. The information comes from a variety of resources including the Wisconsin Department of

Natural Resources and the Barron County Land & Water Conservation Department. Information on local and regional parks is explored in the Utilities and Community Facilities Element. Other relevant plans exist and should be consulted for additional information:

- Barron County Land and Water Resource Management Plan (LWRM), 2006
- Wisconsin DNR Legacy Report, 2002

The *Barron County Land and Water Resource Management Plan* identifies goals, objectives and actions developed by their Citizen Advisory Committee, whose guiding mission was to “serve the public, including agriculture, rural, riparian, and urban by promoting sustainable use and protection of Barron County’s soil, water, and other natural resources.” Ten goals were identified and are listed below:

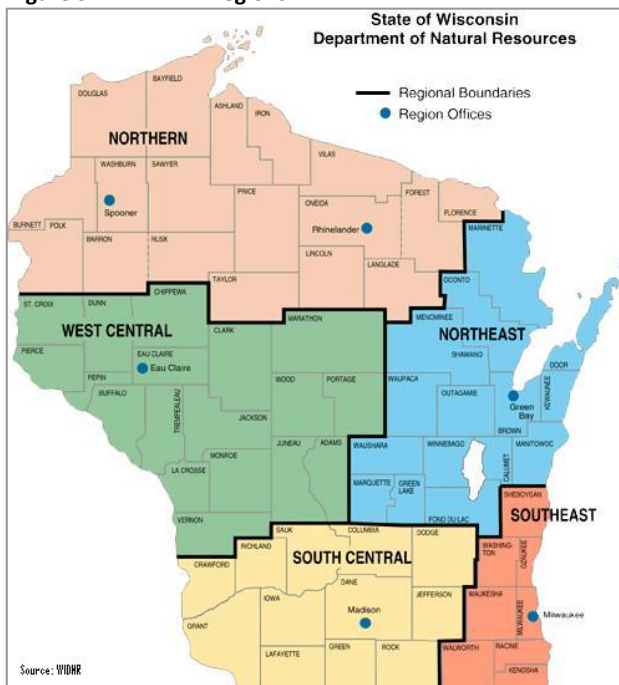
- 1) Control soil erosion on cropland
- 2) Reduce the amount of non-agriculture building on productive farmland
- 3) Improve and protect water quality
- 4) Insure adequate wetlands for filtering nutrients and sediment
- 5) Protect and improve groundwater quality/quantity
- 6) Preserve and restored lakeshore vegetation and habitat
- 7) Protect watersheds, wildlife habitat, and scenic beauty
- 8) Protect and increase wildlife habitat
- 9) Maintain historically important locations and resources
- 10) Move agriculture and County government towards alternative fuels

Barron County is located within the Northern Region of the WIDNR. The Regional Offices are located in Spooner and Rhinelander, with the nearest Service Center in Cumberland and the nearest Field Station in Barron.

In an effort to put potential future conservation needs into context, the Natural Resources Board directed the Department of Natural Resources (DNR) to identify places critical to meet Wisconsin's conservation and outdoor recreation needs over the next 50 years. In 2002, after a three-year period of public input, the WIDNR completed the Legacy Report. The final report identifies 229 Legacy Places and 8 Statewide Needs and Resources. The Report identifies nine criteria that were used to identifying the types or characteristics of places critical to meeting Wisconsin’s conservation and outdoor recreation needs. The nine criteria were:

1. **Protect the Pearls** (protect the last remaining high quality and unique natural areas).
2. **Protect Functioning Ecosystems in Each Part of the State** (protect representative, functional natural landscapes that help keep common species common).

Figure 5.12: WIDNR Regions



3. **Maintain Accessibility and Usability of Public Lands** (protect land close to where people live and establish buffers that ensure these lands remain useable and enjoyable).
4. **Think Big** (protect large blocks of land).
5. **Ensure Abundant Recreation Opportunities** (provide a wide range of outdoor recreation opportunities).
6. **Connect the Dots** (link public and private conservation lands through a network of corridors).
7. **Protect Water Resources** (protect undeveloped or lightly developed shorelands, protect water quality and quantity, and protect wetlands).
8. **Promote Partnerships** (leverage state money and effort through partnerships with other agencies and organizations).
9. **Diversify Protection Strategies** (where feasible, utilize options other than outright purchase to accomplish conservation and recreation goals).

Figure 5.13: WIDNR Ecological Landscapes

The 229 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. The Legacy Places are organized in the report by 16 ecological landscapes, shown in Figure 5.13 (ecological landscapes are based on soil, topography, vegetation, and other attributes). The majority of Barron County (including the Town of Rice Lake) is located within the Forest Transition landscape. Southern portion of the county is in the Western Coulee and Ridges landscape, and a small northeastern portions lie in the North Central Forest landscape.

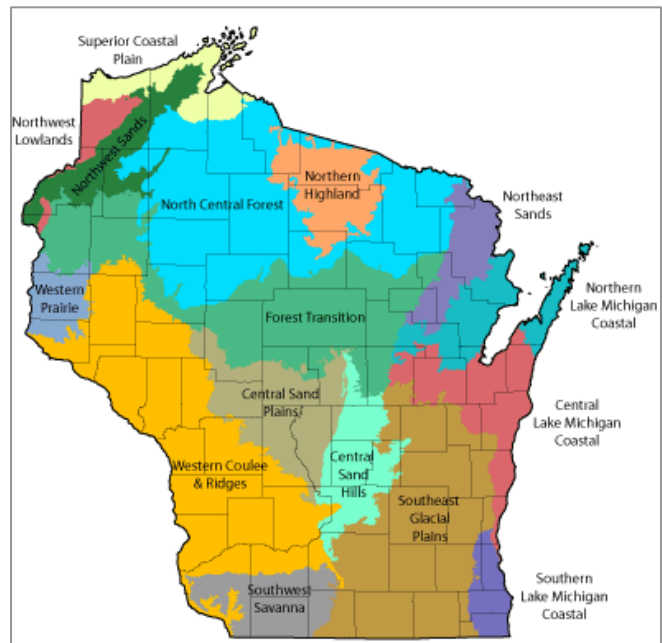
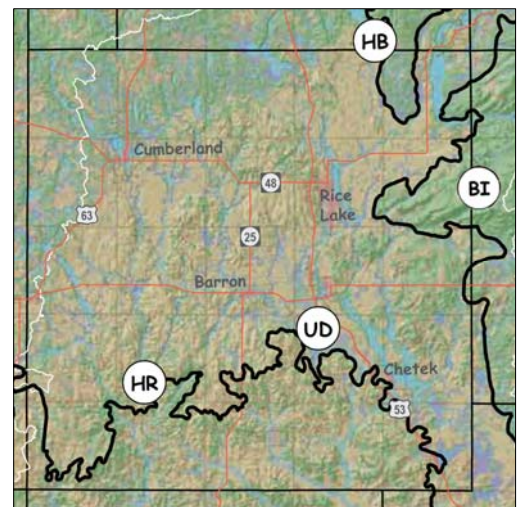


Figure 5.14: Legacy Places, Barron County

The four Legacy Places identified in (or partly within) Barron County are:

- Blue Hills (BI)
- Haugen-Birchwood Lakeland (HB)
- Hay River (HR)
- Upper Red Cedar River (UD)

The Blue Hills is closest to the Town of Rice Lake. The Hills has large forest tracts with lakes, wetlands and several high quality streams. The primary goal of this Legacy Place is to maintain the large forested landscape, especially the full range of forest age classes and patch size. Refer to the report for specific information. (Source: WIDNR Legacy Report)



Groundwater

Groundwater is the only source of drinking water in the Plan Area. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depends on it for recharge. In 1983, Wisconsin Geological and Natural History Survey did a comprehensive groundwater study for Barron County, which assessed 10% of the 722 water samples taken exceeded the health limit for nitrate nitrogen. Barron County's LWRM Plan indicates that there is a direct correlation between the intensity of agricultural lands and water contamination. Some of the listed causes for contamination are septic systems, land application of animal wastes, fertilizer and pesticides, poorly constructed or improperly abandoned wells, and landfills with improper liners. Additionally the WIDNR Susceptibility to Groundwater Contamination Map (not pictured) indicates the Plan Area generally ranks high for susceptibility to groundwater contamination. Susceptibility to groundwater contamination is determined based on five physical resource characteristics: Bedrock Depth, Bedrock Type, Soil Characteristics, Superficial Deposits, Water Table Depth.

Groundwater can be contaminated through both point and non-point source pollution (NPS). The Environmental Protection Agency defines NPS as:

"Pollution which occurs when rainfall, snowmelt, or irrigation runs over land or through the ground, picks up pollutants, and deposits them into rivers, lakes, and coastal waters or introduces them into ground water." And point source pollution as: "Sources of pollution that can be traced back to a single point, such as a municipal or industrial wastewater treatment plant discharge pipe."

According to the EPA, NPS pollution remains the Nation's largest source of water quality problems and is the main reason why 40% of waterways are not clean enough to meet basic uses such as fishing or swimming. The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care). Areas that are most susceptible to contaminating groundwater by NPS pollution include:

- An area within 250ft of a private well or 1000ft of a municipal well
- An area within the Shoreland Zone (300ft from streams, 1000ft from rivers and lakes)
- An area within a delineated wetland or floodplain
- An area where the soil depth to groundwater or bedrock is less than 2 feet

Stream Corridors

Wisconsin is divided into three major River Basins, each identified by the primary waterbody into which the basin drains (Figure 5.15). The entire western portion of the State is located within the Mississippi Basin. The three basins are further subdivided into 24 Water Management Units (Figure 5.15). The entire Plan Area, and the vast majority of Barron County is located within the Lower Chippewa WMU, with a very small northwestern portion of the County in the St. Croix WMU.

Figure 5.15: River Basins & Water Management Units



In 2001, the WIDNR released the State of the Lower Chippewa River Basin Report. The goal of the report is to inform basin residents and decision-makers about the status of their resource base so that they can make informed, thoughtful decisions that will protect and improve the future state of the Lower Chippewa River Basin.

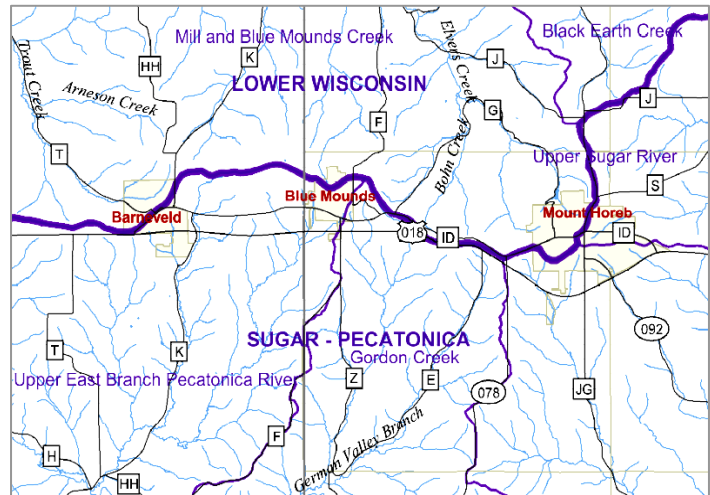
The report indicates that the top four priority issues for the Basin are:

- Loss, impairment, and fragmentation of native habitat has jeopardized the ecosystem's balanced communities
- Excessive sedimentation to surface water and net importation of nutrients into the River Basin degrading surface and ground water
- Development of rural landscapes are compromising the biological integrity of the landscape and creating forest fire protection issues, and development is encroaching on green space, altering infiltration and drainage patterns
- Agricultural, industrial, and urban/rural development is threatening the high quality and plentiful groundwater resource

Each WMU is further subdivided into one or more of Wisconsin's 334 Watersheds. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed.

The Lower Chippewa WMU consists of 24 watersheds. Most of the Plan Area is within the Brill and Red Cedar Rivers Watershed, with very small portions within the Lake Chetek and Yellow River Watersheds.

Figure 5.16: WIDNR Water Management Unit & Watersheds



Surface Water

Surface water resources, consisting of lakes, rivers and streams together with associated floodplains, form an integral element of the natural resource base of the Plan Area. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. Lakes, rivers and streams constitute focal points of water related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in context of the total landscape, greatly enhance the aesthetic quality of the environment. Rivers and streams are susceptible to degradation through improper rural and urban land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, that result from malfunctioning and improperly located onsite sewage disposal systems; urban runoff; runoff from construction sites; and careless agricultural practices. The water quality of streams and ground water may also be adversely affected by the excessive development of river areas combined with the filling of peripheral wetlands (which if left in a natural state serve to entrap and remove plant nutrients occurring in runoff, thus reducing the rate of nutrient enrichment of surface waters that results in weed and algae growth).

Perennial streams are defined as watercourses that maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. The perennial streams in and

around the Town of Rice Lake are shown on the Environmental Corridor Map. Perennial streams in the Plan Area include Spring Creek, Bear Creek and Meadows Creek.

There are six lakes within the Plan Area. In the north section of the Town are Lake Desair (approximately 81 acres), Tuscobia Lake (approximately 190 acres), and Stump Lake (approximately 129 acres). Rice Lake (approximately 939 acres) lies within the City of Rice Lake. On the southern border of the Town are Lake Montanis (over 200 acres) and Moon Lake (roughly 84 acres).

Outstanding & Exceptional Waters

Wisconsin has classified many of the State's highest quality waters as Outstanding Resource Waters (ORWs) or Exceptional Resource Waters (ERWs). Waters designated as ORW or ERW are surface waters that provide outstanding recreational opportunities, support valuable fisheries, have unique hydrologic or geologic features, have unique environmental settings, and are not significantly impacted by human activities. The primary difference between the two is that ORW's typically do not have any direct point sources (e.g., industrial or municipal sewage treatment plant, etc.) discharging pollutants directly to the water. An ORW or ERW designation does not include water quality criteria like a use designation. Instead, it is a label that identifies waters the State has identified that warrant additional protection from the effects of pollution. These designations are intended to meet federal Clean Water Act obligations requiring Wisconsin to adopt an "antidegradation" policy that is designed to prevent any lowering of water quality.

Barron County has one ERW (Brill River), and five ORW's: the Yellow River, Bear Lake (T36N R12W S2), Red Cedar Lake, Sand Lake, and Silver Lake. There are no ORWs or ERWs within the Town of Rice Lake. (Source: WIDNR, Barron County Land & Water Management Plan)

Impaired Waters

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the "303(d) list." This list identifies waters that are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs). States are required to submit a list of impaired waters to EPA for approval every two years. These waters are listed within Wisconsin's 303(d) Waterbody Program and are managed by the WIDNR's Bureau of Watershed Management. There is one impaired water in the Town: Lake Desair (impaired waters without approved TMDLs, excluding those with impairments caused by atmospheric deposition of mercury). The remaining bodies of water within Barron County on the 303(d) list are:

- Bass-T33 r10w s34, Beaver Dam, Echo, Loon, North, Scott-t35 r14w s16, and Sylvan Lakes (water impaired by atmospheric deposition of mercury)
- Red Cedar River-CTH W downstream 3, Chetek Lake, Pokegama Lake, Mud Lake, Prairie Lake, and Tenmile Lake (impaired waters without approved TMDLs, excluding those with impairments caused by atmospheric deposition of mercury)

(Source: WIDNR)

Floodplains

Floods are the most common natural disaster in the State of Wisconsin and nationwide, and therefore require sound land use plans to minimize their effects. Benefits of floodplain management are the reduction and filtration of sediments into area surface waters, storage of floodwaters during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods.

Direct Costs:

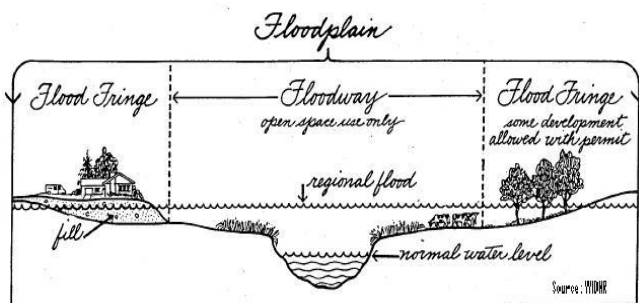
- Rescue and Relief Efforts
- Clean-up Operations
- Rebuilding Public Utilities & Facilities
- Rebuilding Uninsured Homes and Businesses
- Temporary Housing Costs for Flood Victims
- Business Interruptions (lost wages, sales, production)

Indirect Costs:

- Construction & Operation of Flood Control Structures
- Cost of Loans for Reconstructing Damaged Facilities
- Declining Tax Base in Flood Blight Areas
- Subsidies for Flood Insurance

The Development Limitations Map displays the floodplain areas in the Plan Area. These floodplains encompass an area of about 1,166 acres (excluding those in the City of Rice Lake). The Federal Emergency Management Agency (FEMA) designates floodplain areas. A flood is defined as a general and temporary condition of partial or complete inundation of normally dry land areas. The area inundated during a flood event is called the floodplain. The floodplain includes the floodway, the floodfringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The floodfringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE). (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

Figure 5.17: Diagram of a Floodplain



Floodplain areas generally contain important elements of the natural resource base such as woodlands, wetlands, and wildlife habitat; therefore, they constitute prime locations necessary for park, recreation, and open space areas. Every effort should be made to discourage incompatible urban development of floodplains and to encourage compatible park, recreation, and open space uses.

Floodplain zoning applies to counties, cities and villages. Section 87.30, Wis. Stats., requires that each county, village and city shall zone, by ordinance, all lands subject to flooding. Chapter NR 116, Wis. Admin. Code requires all communities to adopt reasonable and effective floodplain zoning ordinances within their respective jurisdictions to regulate all floodplains where serious flood damage may occur within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. Refer to the Barron County Floodplain Ordinance. (Source: WIDNR Floodplain & Shoreland Zoning Guidebook)

Wetlands

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that

grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Under certain conditions wetlands may also occur in upland areas. Wetlands accomplish important natural functions, including:

- Stabilization of lake levels and stream flows,
- Entrapment and storage of plant nutrients in runoff (thus reducing the rate of nutrient enrichment of surface waters and associated weed and algae growth),
- Contribution to the atmospheric oxygen and water supplies,
- Reduction in storm water runoff (by providing areas for floodwater impoundment and storage),
- Protection of shorelines from erosion,
- Entrapment of soil particles suspended in storm water runoff (reducing stream sedimentation),
- Provision of groundwater recharge and discharge areas,
- Provision of habitat for a wide variety of plants and animals, and
- Provision of educational and recreational activities.

The Wisconsin Wetland Inventory (WWI) was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 50% of original wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county); and because the original WWI utilized aerial photographs taken in the summer, some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI.

The latest Barron County data within the Wisconsin DNR wetlands inventory lists 42,640 acres of wetlands (7.7% of the land area) in the County. The Existing Land Use Map displays the wetland areas in the Plan Area. These wetlands encompass an area of about 1,436 acres (excluding those in the City of Rice Lake).

Wetlands are not conducive to residential, commercial, and industrial development. Generally, these limitations are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, as well as the associated high water table. If ignored in land use planning and development, those limitations may result in flooding, wet basements, unstable foundations, failing pavement, and excessive infiltration of clear water into sanitary sewers. In addition, there are significant onsite preparation and maintenance costs associated with the development of wetland soils, particularly as related to roads, foundations, and public utilities. Recognizing the important natural functions of wetlands, continued efforts should be made to protect these areas by discouraging costly, both in monetary and environmental terms, wetland draining, filling, and urbanization. The Wisconsin DNR and the US Army Corp of Engineers require mitigation when natural wetland sites are destroyed.

Threatened or Endangered Species

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should prompt attention to conservation and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another. The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. The NHI maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature. According to the Wisconsin Endangered Species Law it is illegal to:

1. Take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List;
2. Process or sell any wild plant that is a listed species;
3. Cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner.

There are exemptions to the plant protection on public lands for forestry, agriculture and utility activities. In some cases, a person can conduct the above activities if permitted under a Department permit (i.e. "Scientific Take" Permit or an "Incidental Take" Permit).

Table 5.17 list those elements contained in the NHI inventory for the Town of Rice Lake. These elements represent "known" occurrence and additional rare species and their habitat may occur in other locations but are not recorded within the NHI database. For a full list of elements known to occur in Barron County & Wisconsin visit the WIDNR's Endangered Resources Bureau.

- Endangered Species - one whose continued existence is in jeopardy and may become extinct.
- Threatened Species - one that is likely, within the foreseeable future, to become endangered.
- Special Concern Species - one about which some problem of abundance or distribution is suspected but not proven.

Table 5.17: Natural Heritage Inventory

Group	Scientific Name	Common Name	State Status	Date Listed
Bird	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/FL I	1992
Bird	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/FL I	1995
Bird	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/FL I	2002
Bird	<i>Pandion haliaetus</i>	Osprey	THR I	1992
Community	Northern wet forest	Northern Wet Forest	NA I	1985
Community	Northern sedge meadow	Northern Sedge Meadow	NA I	1985
Community	Open bog	Open Bog	NA I	1985
Fish	<i>Notropis texanus</i>	Weed Shiner	SC/N I	1975
Fish	<i>Maxostoma valenciennesi</i>	Greater Redhorse	THR I	1994

Source: WIDNR NHI, Town of Rice Lake

NOTE: END = Endangered; THR = Threatened; SC = Special Concern; NA* = Not applicable, SC/N = Regularly occurring, usually migratory and typically non-breeding species for which no significant or effective habitat conservation measures can be taken in Wisconsin, SC/H = Of historical occurrence in Wisconsin, perhaps having not been verified in the past 20 years, and suspected to be still extant. Naturally, an element would become SH without such a 20-year delay if the only known occurrence were destroyed or if it had been extensively and unsuccessfully looked for.

The Federal Endangered Species Act (1973) also protects animals and plants that are considered endangered or threatened at a national level. The law prohibits the direct killing, taking, or other

activities that may be detrimental to the species, including habitat modification or degradation, for all federally listed animals and designated critical habitat. Federally listed plants are also protected but only on federal lands.

Forests & Woodlands

Under good management forests, or woodlands, can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, the woodlands contribute to the maintenance of a diversity of plant and animal life in association with human life. Unfortunately, woodlands, which require a century or more to develop, can be destroyed through mismanagement in a comparatively short time. The destruction of woodlands, particularly on hillsides, can contribute to storm water runoff, the siltation of lakes and streams, and the destruction of wildlife habitat. Woodlands can and should be maintained for their total values; for scenery, wildlife habitat, open space, education, recreation, and air and water quality protection.

The Existing Land Use Map displays those lands that are wooded in the Plan Area. Approximately 2,925 acres (16.5%) are forested. According to the Barron County Land and Water Resources Management Plan, approximately 154,000 acres (27.8%) of Barron County is wooded. The major cover types in the County are Northern Hardwoods, Oak, and Aspen-Birch.

Environmentally Sensitive Areas & Wildlife Habitat

Taken together, surface waters, wetlands, floodplains, woodlands, steep slopes, and parks represent environmentally sensitive areas that deserve special consideration in local planning. Individually all of these resources are important areas, or “rooms,” of natural resource activity. They become even more functional when they can be linked together by environmental corridors, or “hallways.” Wildlife, plants, and water all depend on the ability to move freely within the environment from room to room. Future planning should maintain and promote contiguous environmental corridors in order to maintain the quantity and quality of the natural ecosystem.



The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. Wisconsin's **560** State Natural Areas are valuable for research and educational use, the preservation of genetic and biological diversity, and for providing benchmarks for determining the impact of use on managed lands. They also provide some of the last refuges for rare plants and animals. In fact, more than 90% of the plants and 75% of the animals on Wisconsin's list of endangered and threatened species are protected on SNAs. Site protection is accomplished by several means, including land acquisition from willing sellers, donations, conservation easements, and cooperative agreements. Areas owned by other government agencies, educational institutions, and private conservation organizations are brought into the natural area system by formal agreements between the DNR and the landowner. The SNA Program owes much of its success to agreements with partners like The Nature Conservancy, USDA Forest Service, local Wisconsin land trusts, and county governments. (Source: WIDNR)

There is one SNA near the Plan Area and four total within Barron County. Bear Lake Sedge Meadow, a 167-acre hard water drainage lake, is in northeastern Barron County. The other SNAs in Barron County are located near the eastern border of the County and one is located just north of city of Barron. Most SNAs are open to the public; however, these sites usually have limited parking and signage. Visit the WIDNR Bureau of Endangered Resources for more information each location.

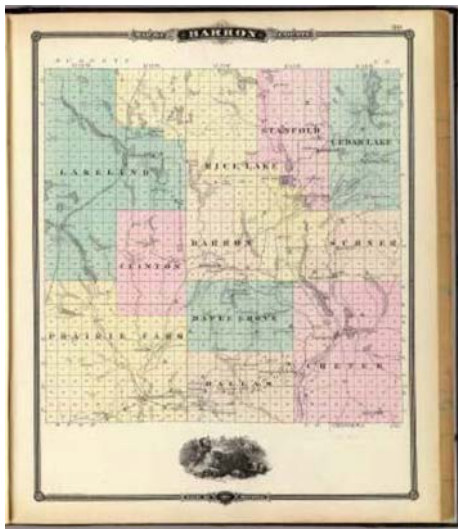
Metallic & Non-Metallic Mineral Resources

Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources include lead and zinc. Nonmetallic resources include sand, gravel, and limestone. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation (refer to Barron County Department of Zoning). The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion. After reclamation many quarries become possible sites for small lakes or landfills. Identification of quarry operations is necessary in order to minimize nuisance complaints by neighboring uses and to identify areas that may have additional transportation needs related to trucking. There is one quarry presently located in the Planning Area on Wisconsin Avenue.

5.4.3 Cultural Resource Inventory

The following section details some of the important cultural resources in the Town of Rice Lake and Barron County. Cultural resources, programs, and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Not only do these special events build community spirit, but they can also be important to the local economy. Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community. Future planning within the community should minimize the effects on important cultural resources in order to preserve the character of the community.

Figure 5.18: Barron County Map, 1878



In 1869, Barron County was established, named after a prominent Wisconsin pioneer. However the area was first inhabited by Dakota (Sioux) and Chippewa Indians. The ample bodies of water and forests provided many areas to hunt and fish, and the wild rice fields surrounding those bodies of water provided a vital food source. The British were the first, non-indigenous explorers to claim the area, and it later became a trading post for the French (at Rice Lake) in order to deal with Sioux Indians.

In 1787, the U.S. claimed the area as part of the Northwest Territory and later became part of Crawford County in the Territory of Wisconsin. Fur Traders were in abundance by the late 1700's and early 1800's, taking advantage of the rich, wild game present. Soon after the fur traders, the County's dense forests started attracting lumber companies into the area. At about the same time the "Logging Days" (1840) began the land was annexed to St. Croix County (later becoming Dallas County in 1859). Soon sawmills were also popping up in almost every town in the County, but when the wood supply was exhausted the County residents turned to farming. This led to the current landscape of rolling hills of fertile, flourishing agricultural fields. Today Barron County is one of Wisconsin's highest agricultural producers.

Historical Resources

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage. The WI Historical Society's Division of Historic Preservation administers the Historical Markers program. There are two registered historical markers in Barron County, neither of which is located in the Plan Area:

- Pine Was King, Rest Area No. 34, W Hwy 53, Chetek
- Our Lady of Lourdes Catholic Church, 2411-23 Street, Oak Grove

The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and much of the information is dated, as some properties may be altered or no longer exist. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. There are seven AHI records listed for the Town of Rice Lake (contact the State Historical Society for more information on each record).

Table 5.18: State Architecture & History Inventory, Town of Rice Lake

AHI ID #	T,R,S	Location	Resource Type - Style	Historic Name
951	3511W-01	1.1 mi. east of C-Hwy M, 0.1 mi. north Hwy 48	House	n/a
952	3511W-10	County Hwy M, 1 mi. north of C-Hwy C	n/a	n/a
953	3511W-22	Southwest corner of C-Hwy C at C-Hwy M	House	Peter & Sialine Gagner House
954	3511W-23	4.0 mi. south of C-Hwy C, 1.0 mi. east of C-Hwy M	House	n/a
955*	3511W-25	C-Hwy M, 0.5 mi. north of Orchard Beech Ln	n/a	n/a
956*	3511W-31	C-Hwy O, 4.5 mi. north of US 8, 3 mi. east of Hwy 25	n/a	n/a
957*	3511W-31	C-Hwy O, 4.5 mi. north of US 8, 3 mi. east of Hwy 25	n/a	n/a

* This inventory card is merely a historical record of a property and may have inaccurate or misleading data. Inclusion in the inventory conveys no special status.

Source: State Historical Society AHI Inventory, Town of Rice Lake

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society and some listed sites may be altered or no longer exist. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. Contact the State Historical Society for information on each record.

Some resources are deemed so significant that they are listed as part of the State and National Register of Historic Places. The National Register is the official national list of historic properties in American worthy of preservation, maintained by the National Park Service. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Wisconsin Historical Society Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or locally history.

The establishment of a historical preservation ordinance and commission is one of the most proactive methods a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for Certified Local Government (CLG) status, with the Wisconsin State Historical Society. Once a community is certified, they become eligible for:

- Matching sub-grants from the federal Historic Preservation Fund,
- Use of Wisconsin Historic Building Code,
- Reviewing National Register of Historic Places nominations allocated to the state.

Currently, there are currently 50 CLGs in the State of Wisconsin, but none in Barron County.

5.5 UTILITIES & COMMUNITY FACILITIES

This element provides a baseline assessment of the Town of Rice Lake utility & community facilities and covers all of the information required under SS66.1001. Information includes: forecasted utility & community facilities needs, and existing utility & community facility conditions. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of utility & community facilities in the Town of Rice Lake.

5.5.1 Existing Utilities & Community Facilities Conditions

Sanitary Sewer System

The Town of Rice Lake does not operate a wastewater treatment facility. All developments except Lakeshore Terrace Trailer Park (which is served by City of Rice Lake sewers) are served by private sewer systems. The Barron County Sanitary Ordinance regulates the location, design, construction, alteration, and maintenance of all private septic systems in the county.

Storm Water Management

Stormwater management involves providing controlled release rates of runoff to receiving systems, typically through detention and/or retention facilities. A stormwater management system can be very simple – a series of natural drainage ways – or a complex system of culverts, pipes, and drains. Either way, the purpose of the system is to store and channel water to specific areas, diminishing the impact of non-point source pollution. With the exception of culverts, the Town of Rice Lake does not have physical infrastructure for stormwater management, but does maintain a post construction stormwater management ordinance. Developers must obtain a storm water permit, and plans must be submitted to the Town Plan Commission.

Water Supply

The Town of Rice Lake does not provide water service. All development in the town relies on private wells for water needs. Wells are safe, dependable sources of water if sited wisely and built correctly. Wisconsin has had well regulations since 1936. NR 812 (formerly NR 112), Wisconsin's Administrative Code for Well Construction and Pump Installation, is administered by the DNR. The Well Code is based on the premise that if a well and water system is properly located, constructed, installed, and maintained, the well should provide safe water continuously without a need for treatment. Refer to the WI DNR and the Barron County Department of Zoning and Sanitation for more information on water quality and well regulations.

Solid Waste Disposal & Recycling Facilities

Solid waste disposal in the Town is contracted through private vendors; most notable is Allied Waste and Waste Management. The Town and the City of Rice Lake operate a joint recycling facility, located next to the Town Hall, and is open on Mondays (12 pm -7 pm) and Saturdays (8 am -12 pm). Currently, the system is in excellent condition, and there are no known plans for repairs or improvements in the near future.

Parks, Open Spaces & Recreational Resources

Parks and recreational resources are important components of a community's public facilities. These resources provide residents with areas to exercise, socialize, enjoy wildlife viewing or provide opportunities for environmental education for adults and children. Increasingly, parks and recreational resources can contribute to a community's local economy through eco-tourism. In addition, these resources are important for wildlife habitat and movement. Taken together, it is clear that the protection, enhancement, and creation of parks and recreational resources are important to the quality of life and character of a community.

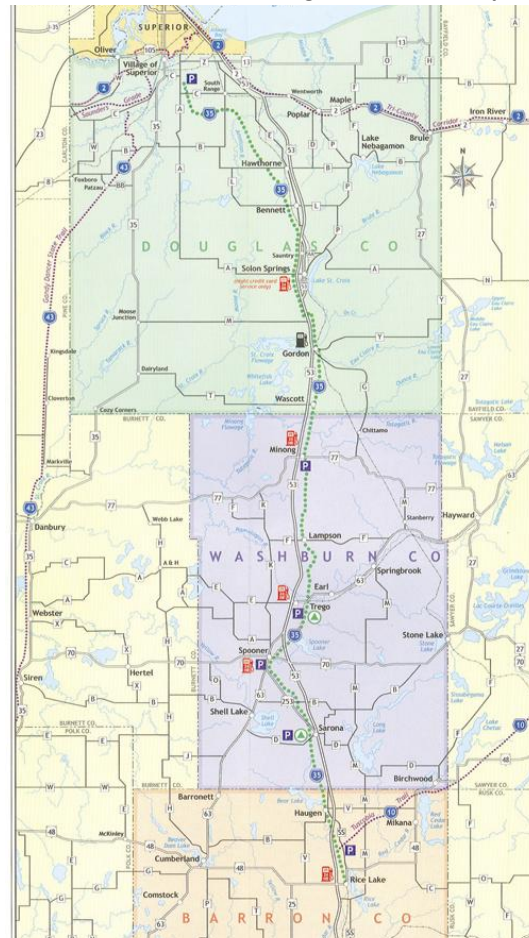
The National Recreation and Park Association recommends six to twelve total acres of parks or recreation space per 1,000 people within a community. The Town of Rice Lake does not manage any parkland, and based on the year 2005 population estimate the Town is short by 19.2 acres of parkland (based on six acres per 1,000 residents). By 2030 an additional 3.0 acres of parkland will be needed.

The Town manages five boat landings within the Plan area; Arnold's and Zabel Landings on Rice Lake, East Side and Anderson Landings on Montanis Lake and a boat launch on Moon Lake. Anderson landing is jointly managed by Barron County. Currently, none of the facilities have restrooms or shelters.

Barron County maintains a boat landing on Lake Desair in the northwest corner of Town. The County also maintains two parks within close proximity to the Town: Waldo Carlson and Veterans Memorial. Waldo Carlson Park is a 17-acre park that is 1.5 miles north of Mikana (approximately 10 miles northwest of the Town). It is located on the Red Cedar Lake and provides a boat ramp/dock, campground, picnic shelter, playground, swimming area, and pit toilets. The Veterans Memorial Park is 1.5 miles south of Cameron (approximately 6 miles from the Town) and is located on Prairie Lake. It is 160 acres in size, and provides a boat ramp, campground, picnic shelter, playground, hiking trails, pit toilets, and a dump station.

The State maintains the Wild Rivers State Trail, which run through the Town of Rice Lake. It starts at Highway 48 on an old railroad bed within the City of Rice Lake and ends 104 miles away, just south of the Village of Superior. The year-round, multipurpose trail allows motorized and non-motorized vehicles, and is maintained by each of the counties it passes through.

Figure 5.19: Trail Map



The 2005-2010 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides information on statewide and regional recreation, including recreation supply and demand, participation rates and trends, and recreation goals and actions. Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a statewide outdoor recreation plan has been required for states to be eligible for LWCF acquisition and development assistance. The LWCF is administered by the WIDNR and provides grants for outdoor recreation projects by both state and local governments. The following are a few highlights of the plan:

- Walking for Pleasure is rated as the activity with the most participation.
- Backpacking, Downhill Skiing, Golf, Hunting, Mountain Biking, Snowmobile, and Team Sports are decreasing in demand.
- ATVing, Bird watching, Canoeing, Gardening, Geocaching, Paintball Games, Road Biking, RV Camping, Hiking, Water Parks, Wildlife Viewing, and Photography are increasing in demand.
- The Warren Knowles-Gaylord Nelson Stewardship Program (Stewardship 2000) provides \$60 million annually through FY 2010 for outdoor recreation purposes.

The Wisconsin SCORP divides the state into eight planning regions based on geographic size, demographic trends, tourism influences, and environmental types. Together these influences shape each region's recreational profile, describing which activities are popular, which facilities need further development, and which issues are hindering outdoor recreation. Barron County is a part of the *Great Northwest* (Ashland, Barron, Bayfield, Burnett, Douglas, Polk, Rusk, Sawyer, and Washburn Counties). The most common issues and needs for the region identified by the plan include:

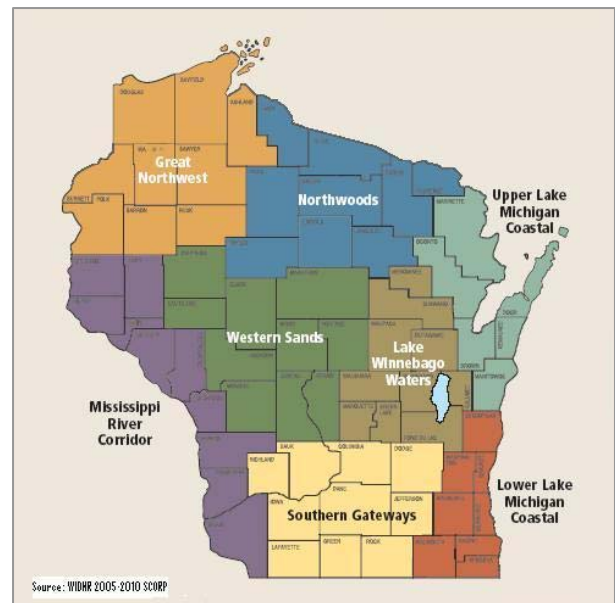
Issues:

- Budget constraints on programs
- Increased competition for natural resources
- Increasing ATV usage and associated impacts
- Increasing multiple-use recreation conflicts
- Lack of maintenance
- Lack of park and recreation staff
- Overcrowding
- Poor water quality
- Protecting silent sport areas

Needs:

- More ATV usage opportunities
- More biking trails
- More camping opportunities
- More ATV usage opportunities
- More canoeing opportunities
- More cross-country skiing opportunities
- More hiking trails
- More horse trails

Figure 5.20: WIDNR SCORP Regions



Telecommunication Facilities

Chibardun/CTC Telcom (a regional cooperative), CenturyTel and Charter provide telecommunication services to all, or portions of, the Town. These services include landline/cable telephone service, dial-up/high-speed Internet service, and cable television. There are cell towers located near 19th Street and 22nd Avenue, 18th Street and 20th Avenue, and 18 ¾ Street and 20th Avenue. An additional cell tower is proposed near 18th Street and STH 48.

Power Plants & Transmission Lines

Barron Electric, Xcel Energy, and Rice Lake Utilities share the utility service for the Town. There is a distribution substation located in rear yard of the Rice Lake Utilities facility, 320 W. Coleman Street, within the City of Rice Lake. Xcel Energy owns the electric transmission lines in the region. There is a high voltage transmission line that runs through the Town north and south along the old railroad bed, through sections 12, 14, and 22.

Cemeteries

Swede Cemetery, located at the intersection of 19th Avenue and 18th Street in the Town, has adequate capacity for the foreseeable future. The Town of Rice Lake does not initiate the development or expansion of cemeteries; however, the Town Board regulates them.

Health Care Facilities

There are no hospitals, clinics, or assisted living residences located in the Town of Rice Lake. Nearby health care facilities are located in the City of Rice Lake. Hospitals and clinics include Lakeview Medical Center, Marshfield Clinic, Mayo Clinic, and Vet Clinic. The nearby assisted living residences include Convalescent Center, Heritage Manor, Our House Assisted Living, and Our House Memory Care. The Town of Rice Lake does not initiate the development or expansion of health care facilities; however, they are regulated through the Barron County Zoning Code.

Child Care Facilities

Under Wisconsin law, no person may for compensation provide care and supervision for 4 or more children under the age of 7 for less than 24 hours a day unless that person obtains a license to operate a child care center from the Department of Health and Family Services. There are two different categories of state licensed childcare, based on the number of children in care. Licensed Family Child Care Centers provide care for up to eight children. This care is usually in the provider's home, but it is not required to be located in a residence. Licensed Group Child Care Centers provide for nine or more children.

The City of Rice Lake has eight group and seven family facilities. The Town of Rice Lake does not initiate the development or expansion of childcare facilities; however, they are regulated as Special Exception Uses through the Barron County Zoning Code.

Police & Emergency Services

The Barron County Sheriff's Department, located just north of the City of Barron on Hwy 25, provides police service to the Town. The City of Rice Lake provides fire protection to the Town. The Fire Station is located at 345 S. Wilson Avenue. The facility was remodeled in 2000 and is in good condition. There are no current plans for repairs or improvements. Presently they own seven major vehicles (engine, tanker, rescue truck, ladder truck, etc.) and maintain 15 full-time and 17 paid on-call employees. The Emergency services are provided by the Lakeview Medical Center in the City of Rice Lake, located at 1100 N. Main Street.

Libraries

Rice Lake Public Library serves town residents, and is located at 2 E. Marshall Street in the City of Rice Lake. In 2007, the library had a circulation of over 51,632 items with 204,357 items being checked out. With approximately 9,000 sq. ft. of space, the library has many services including children's programs, computers, and audiovisual materials.

The library is part of the Indianhead Federated Library System, a ten-county automated interlibrary loan system, and has van service daily to circulate requested materials among Barron, Chippewa, Dunn, Eau Claire, Pepin, Pierce, Polk, Price, Rusk, and St. Croix Counties. In 1971, the Wisconsin State Legislature passed a law creating seventeen Library Systems in Wisconsin. The purpose of the library systems is to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has no library. The library systems also serve to take on projects too costly or complex for individual community libraries. The funding for the Public Library Systems comes from a set percentage of the budgets of all the public libraries in Wisconsin. For more information, visit the Library's website, <http://www.ifls.lib.wi.us/>.

Schools

The Town of Rice Lake is served by the Rice Lake Area School District. The District operates five elementary school for grades K-5, a middle school for grades 6-8, and a high school for grades 9-12, serving approximately 2,470 students in the 2006-2007 school year, which is down from 2,703 during the 2000-2001 school year (Source: WI Dept. of Public Instruction). According to the school district website, there is a total of 380 staff members. Currently, none of the school district facilities are located in the Town, and no new facilities are planned in the near future. For more information, visit the school district website: <http://www.ricelake.k12.wi.us>.

Barron County is served by the Wisconsin Indianhead Technical College (WITC), which has campuses in Ashland, New Richmond, Rice Lake, and Superior, and branches in Hayward and Ladysmith. WITC as a system offers 101 programs of study leading to various degrees and certificates. There are 62 programs offered at the Rice Lake location and 60 programs at the New Richmond location (63 miles from Rice Lake). The nearest four-year universities in the University of Wisconsin system are UW-Stout (54 miles from Rice Lake) and UW-Eau Claire (59 miles). Currently UW-Barron County in Rice Lake offers an Associate Degree of Arts & Science Degree, which is generally accepted by UW institutions as fulfilling the university-wide, general education requirements.⁹

Other Government Facilities

The Town Hall and Public Works garage are located at 1830 MaCauley Avenue in the City of Rice Lake.

5.6 ECONOMIC DEVELOPMENT

This element provides a baseline assessment of the Town of Rice Lake economic development and covers all of the information required under SS66.1001. Information includes: labor market statistics, economic base statistics, new businesses desired, strengths & weaknesses for economic development, analysis of business & industry parks, and environmentally contaminated sites. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the Town of Rice Lake.

⁹ From UW-Barron County website (<http://www.barron.uwc.edu/academics/degrees.html#A>)

When compared to Barron County residents as a whole, Town of Rice Lake residents have a slightly higher per capita income, median household income, and median family income. The Town unemployment rate decreased from below 7% to just over 4% between 1990 and 2000, and has remained slightly lower than that for the County and State as a whole. The three most significant occupational categories are “management, professional, and related”, “sales and office”, and “production, transportation, and materials moving”, which together employ nearly 80% of Town workers. Manufacturing, Educational, Health, and Social Services, and Retail Trade are the three dominant industry types employing Town residents. Major employers within these dominant industry types include the Jennie-O Turkey Store, St. Croix Casino, Wal-Mart, Lakeview Medical Center, and Rice Lake Weighing Systems Inc.

5.6.1 Economic Development Existing Conditions

Labor Market

Table 5.19 details the employment status of workers in the Town of Rice Lake as compared to Barron County and the State. Unemployment rates for towns are only collected during the U.S. Decennial Census; therefore, 2005 data was not available. However, unemployment rates for Barron County tend to be below the State and national rates. Table 5.20 indicates the percentage of workers by class for the Town of Rice Lake, Barron County and the State, in year 2000.

Table 5.19: Employment Status of Civilians 16 Years or Older

Community	Town of Rice Lake	Barron County	Wisconsin
In Labor Force (1990)	1,432	19,772	2,598,898
Unemployment Rate	3.5%	6.5%	4.3%
In Labor Force (2000)	1,762	23,720	2,996,091
Unemployment Rate	3.4%	3.2%	3.4%
In Labor Force (2005)	n.a.	25,499	3,041,470
Unemployment Rate	n.a.	5.5%	4.7%

Source: WI Department of Workforce Development; US Census for Town

Table 5.20: Class of Worker

Class of Worker	Town of Rice Lake	Barron County	Wisconsin
Private Wage & Salary	78.6%	78.1%	81.1%
Government Worker	13.5%	10.5%	12.5%
Self-Employed	7.4%	10.7%	6.1%
Unpaid Family Worker	0.5%	0.7%	0.3%
Total	100.0%	100.0%	100.0%

Source: US Census

Figure 5.21 and Table 5.21 describes the workforce by occupation within the Town, County and State in year 2000. The highest percentage of occupations of employed Rice Lake residents is in the Management, Professional & Related category, which also ranks highest for Barron County and the State. This occupation type is followed closely by Sales and Office (29.1%) and Production, Transportation, and Materials Moving (18.5%). Only 0.7% of Rice Lake residents are employed in Farm, Fishing or Forestry occupations.

Table 5.21: Employment by Occupation

Occupations	(T) Rice Lake Number	(T) Rice Lake Percent	Barron Co. Number	Barron Co. Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	310	18.5%	5,205	23.0%	540,930	19.8%
Const, Extraction & Maint.	119	7.1%	2,197	9.7%	237,086	8.7%
Farm, Fishing & Forestry	11	0.7%	595	2.6%	25,725	0.9%
Sales & Office	489	29.1%	5,068	22.4%	690,360	25.2%
Services	222	13.2%	3,565	15.8%	383,619	14.0%
Mgmt, Prof & Related	528	31.4%	5,953	26.4%	857,205	31.3%
Total	1,679	100%	22,583	100%	2,734,925	100%

Source: US Census, Town of Rice Lake

Figure 5.21: Employment by Occupation

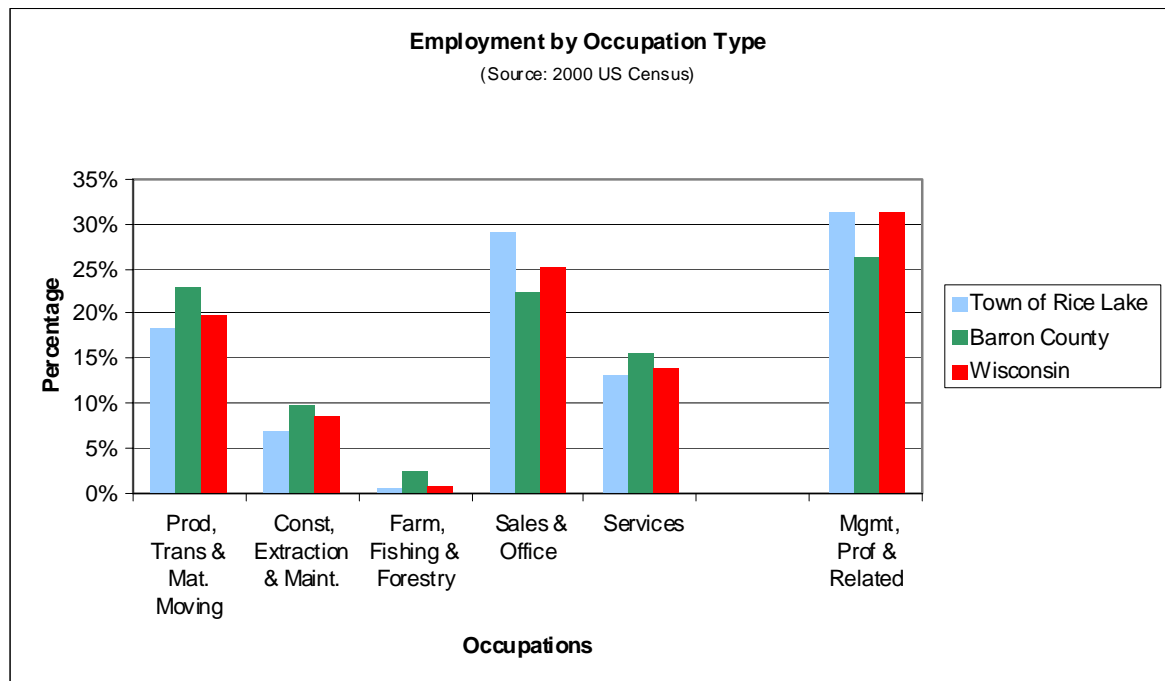


Figure 5.22 and Table 5.22 show the earnings for workers within the Town, County and State, in years 1989 & 1999. Earning figures are reported in three forms: per capita income (income per person), median family income (based on units of occupancy with two or more related individuals), and median household income (based on every unit of occupancy, regardless of household size or relationship of occupants). In all three categories, the Town of Rice Lake is higher than Barron County. The State has a slightly higher per capita and median family income, but a slightly lower median household income than the Town. Compared to Barron County and the State, the Town of Rice Lake's poverty rate is significantly lower.

Table 5.22: Income

Income	Town of Rice Lake 1990	Town of Rice Lake 2000	Barron County 1990	Barron County 2000	Wisconsin 1990	Wisconsin 2000
Per Capita Income	\$12,614	\$19,835	\$10,377	\$18,091	\$13,276	\$21,271
Median Family Income	\$31,578	\$49,865	\$27,123	\$43,367	\$35,082	\$52,911
Median Household Income	\$29,965	\$45,649	\$22,570	\$37,275	\$29,442	\$43,791
Individuals Below Poverty	6.8%	4.1%	11.6%	8.1%	10.4%	8.7%

Source: US Census

1. The Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Figure 5.22: Income, Year 1999

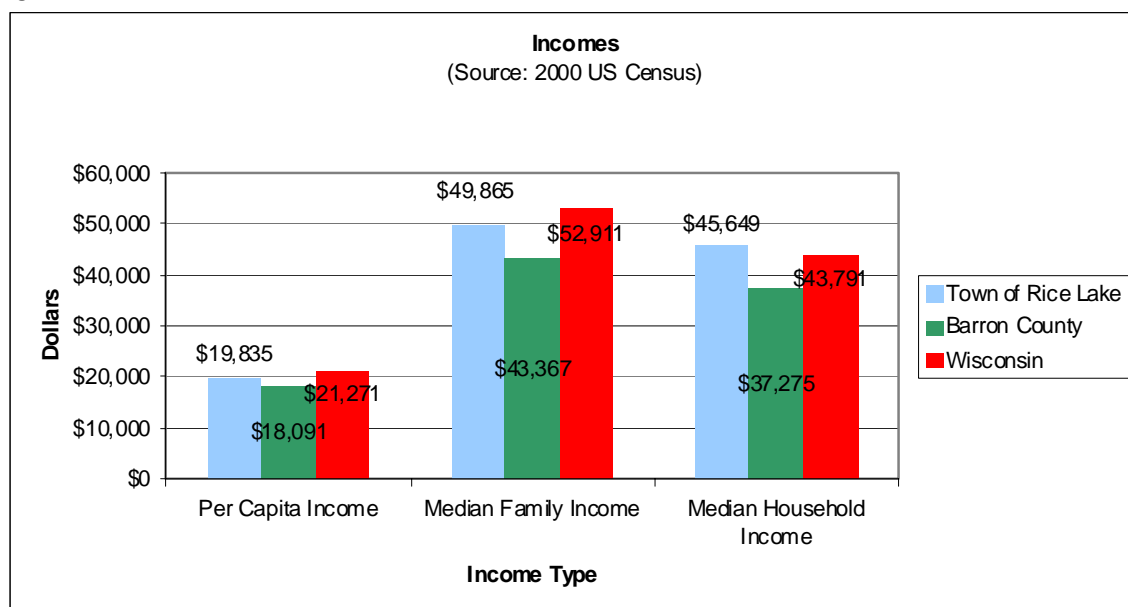


Table 5.23 details the educational attainment of Town of Rice Lake, Barron County, and State residents 25 years and older according to the 1990 & 2000 U.S. Census. In year 2000, 88% of Town of Rice Lake residents 25 years or older had at least a high school diploma. This figure is higher than that for Barron County (82%) and slightly higher than the State (85%). Additionally, the Town has a higher proportion of residents with bachelor's and graduate/professional degrees than the County and the State.

Table 5.23: Educational Attainment, Persons 25 Years & Over

Educational Attainment Person 25 Years and Over	Town of Rice Lake 1990	Town of Rice Lake 2000	Barron County 1990	Barron County 2000	Wisconsin 1990	Wisconsin 2000
Less than 9th Grade	10.3%	4.0%	15.5%	7.8%	9.5%	5.4%
9th to 12th No Diploma	7.8%	7.8%	11.5%	9.9%	11.9%	9.6%
HS Grad	37.3%	31.5%	38.8%	39.5%	37.1%	34.6%
Some College	14.8%	18.8%	14.8%	19.4%	16.7%	20.6%
Associate Degree	10.2%	12.4%	7.7%	8.6%	7.1%	7.5%
Bachelor's Degree	15.6%	18.1%	8.5%	10.7%	12.1%	15.3%
Graduate/Prof. Degree	3.9%	7.3%	3.2%	4.2%	5.6%	7.2%
Percent High School Grad or Higher	81.9%	88.1%	73.0%	82.4%	78.6%	85.2%

Source: US Census

Economic Base

Table 5.24 lists the top 25 employers in Barron County as reported by the Wisconsin Department of Workforce Development, in year 2006.

Table 5.24: Top 25 Employers in Barron County

Rank	Employer	Industry Type	Number of Employees
1	Jennie-O Turkey Store	Poultry processing	1000+
2	St Croix Casino	Casinos, except casino hotels	1000+
3	Rice Lake Public School	Elementary & secondary schools	250-499
4	Wal-Mart	Discount department stores	250-499
5	Lakeview Medical Center	General medical & surgical hospitals	250-499
6	County of Barron	Executive & legislative offices, combined	250-499
7	Rice Lake Weighing Systems Inc	Scale & balance, except laboratory, mfg.	250-499
8	Coop Educational Service Agency #11	Administration of education programs	250-499
9	Barron Memorial Medical Center Inc	General medical & surgical hospitals	250-499
10	Nichols-Homeshield	Metal window & door manufacturing	250-499
11	Sci Technology Inc	All other plastics product manufacturing	250-499
12	Johnson Truck Bodies	Motor vehicle body manufacturing	250-499
13	Barron Area School District	Elementary & secondary schools	250-499
14	Mastercraft Industries Inc	Wood kitchen cabinet & countertop mfg.	250-499
15	Mccain Foods USA Inc	Frozen specialty food manufacturing	100-249
16	Manpower	Temporary help services	100-249
17	Cumberland Memorial Hospital Inc	General medical & surgical hospitals	100-249
18	First American Enterprises Inc	Nursing care facilities	100-249
19	Menards	Home centers	100-249
20	Wisconsin Indianhead Technical College	Junior colleges	100-249
21	3M Company	Abrasive product manufacturing	100-249
22	Cumberland School District	Elementary & secondary schools	100-249
23	City of Chetek	Executive & legislative offices, combined	100-249
24	Chetek Public School	Elementary & secondary schools	100-249
25	Ardisam Inc	Lawn & garden equipment manufacturing	100-249

Source: WI Department of Workforce Development, Barron County, December 2006

Table 5.25 and Figure 5.23 describe the workforce by industry within the Town, County and State in year 2000. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a worker's employer. Therefore, an industry usually employs workers of varying occupations (i.e. a "wholesale trade" industry may have employees whose occupations include "management" and "sales")

Historically, Wisconsin has had a high concentration of industries in agricultural and manufacturing sectors of the economy. Manufacturing has remained a leading employment sector compared to other industries within the State; however, State and National economic changes have led to a decrease in total manufacturing employment. It is expected that this trend will continue while employment in service, information, and health care industries will increase.

The highest percentage of employment by industry for Rice Lake residents is in the Manufacturing category. This category is also the highest industry of employment for Barron County and the State. Areas where employment by industry for the Town of Rice Lake outpaces the State include:

- Ag, Forestry, Fishing, Hunting, and Mining
- Manufacturing
- Retail Trade
- Finance, Insurance, Real Estate, Rental & Leasing
- Educational, Health, and Social Services
- Public Administration

Areas where employment by industry for the Town of Rice Lake lags behind the State include:

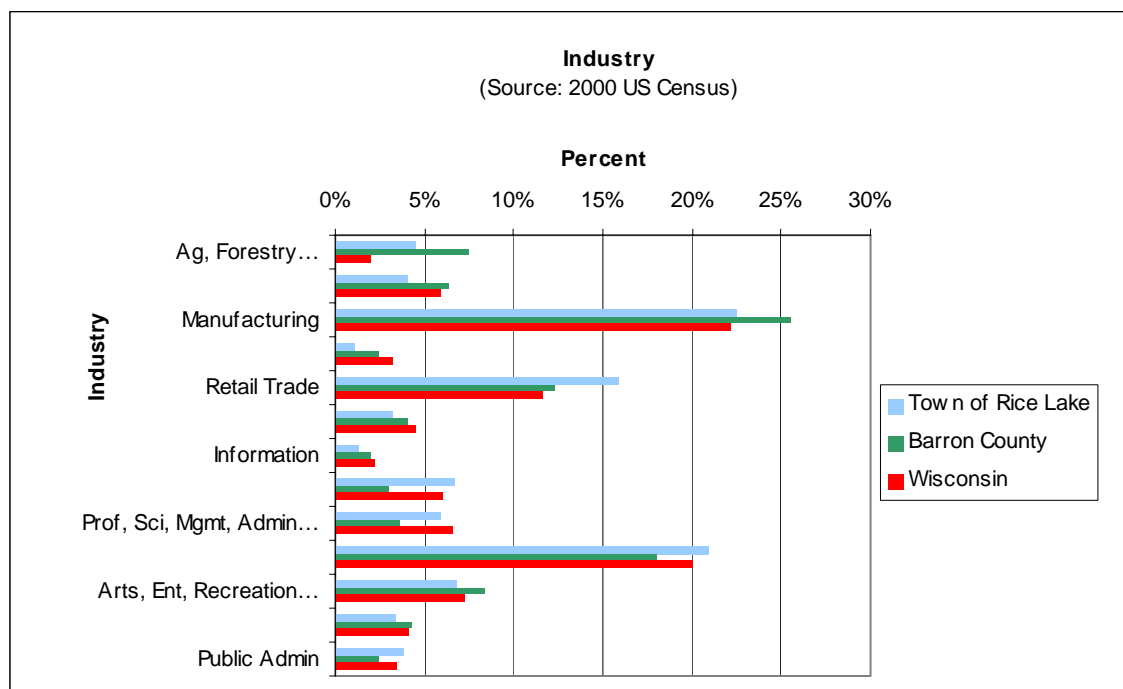
- Construction
- Wholesale Trade
- Transportation, Warehousing & Utilities
- Information
- Professional, Science, Management, & Administration
- Arts, Entertainment, Recreation, Accommodation, and Foodservices
- Other Services

Table 5.25: Employment by Industry

Industry	Town of Rice Lake Number	Town of Rice Lake Percent	Barron County Number	Barron County Percent	Wisconsin Number	Wisconsin Percent
Ag, Forestry, Fishing, Hunting & Mining	75	4.5%	1,691	7.5%	75,418	2.0%
Construction	67	4.0%	1,432	6.3%	161,625	5.9%
Manufacturing	377	22.5%	5,769	25.5%	606,845	22.2%
Wholesale Trade	19	1.1%	545	2.4%	87,979	3.2%
Retail Trade	267	15.9%	2,774	12.3%	317,881	11.6%
Transp, Warehousing & Utilities	54	3.2%	920	4.1%	123,657	4.5%
Information	23	1.4%	466	2.1%	60,142	2.2%
Finance, Insurance, Real Estate, Rental & Leasing	113	6.7%	695	3.1%	168,060	6.1%
Prof, Scientific, Mgmt, Administrative & Waste Mgmt	99	5.9%	808	3.6%	179,503	6.6%
Educational, Health & Social Services	351	20.9%	4,070	18.0%	548,111	20.0%
Arts, Entertainment, Recreation, Accommodation & Food Services	114	6.8%	1,892	8.4%	198,528	7.3%
Other Services	56	3.3%	969	4.3%	111,028	4.1%
Public Administration	64	3.8%	552	2.4%	96,148	3.5%
Total	1,679	100%	22,583	100%	2,734,925	100%

Source: US Census, Town of Rice Lake

Figure 5.23: Employment by Industry



Within each industry, the Wisconsin Department of Workforce Development collects statistics on average wages for employees at the County and State levels. Table 5.26 details average employee wages for industries. In Barron County, employees working in Manufacturing earn the highest average wage, while employees working in Leisure & Hospitality earn the lowest average wage. In all but one category, Leisure & Hospitality, the average wage is lower for Barron County workers compared to State averages for the same industries.

Table 5.26: Wage by Industry

NAICS Code	Industries	Barron County Average Annual Wage 2006	Wisconsin Average Annual Wage 2006	Percent of Wisconsin
21, 1133	Natural Resources & Mining	\$23,867	\$28,301	84.3%
23	Construction	\$31,871	\$44,682	71.3%
31-33	Manufacturing	\$33,819	\$45,952	73.6%
42, 44, 48, 22	Trade, Transportation, Utilities	\$23,304	\$31,935	73.0%
51	Information	\$30,409	\$45,704	66.5%
52-53	Financial Activities	\$31,311	\$48,859	64.1%
54-56	Professional & Business Services	\$28,673	\$42,612	67.3%
61-62	Educational & Health Services	\$32,871	\$38,492	85.4%
71-72	Leisure & Hospitality	\$14,646	\$13,058	112.2%
81	Other Services	\$19,676	\$21,228	92.7%
	Public Administration	\$27,024	\$38,294	70.6%
	Unclassified	NA	\$31,518	
	All Industries	\$27,608	\$36,830	75.0%

Source: WI Department of Workforce Development

5.6.2 Employment Projections

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.27 identifies which occupations are expected to experience the most growth over a ten-year period from year 2004 to 2014. According to the DWD, occupations in Healthcare Support, Healthcare Practitioners, and Computers are expected to have the highest growth rate. Occupations in Production, Office Administration, and Sales are expected to have the lowest growth rate.

Table 5.27: Fastest Growing Occupations 2004-2014

SOC Code	Occupational Title	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014	2005 Average Annual Salary
29-1071	Physician Assistants	1,310	1,990	51.9%	NA
31-1011	Home Health Aides	13,730	20,790	51.4%	\$20,162
15-1081	Network Systems and Data Communication Analysts	4,220	6,240	47.9%	\$56,789
31-9092	Medical Assistants	5,890	8,640	46.7%	\$27,441
15-1031	Computer Software Engineers, Applications	7,960	11,610	45.9%	\$70,386
15-1032	Computer Software Engineers, Systems Software	2,740	3,890	42.0%	\$76,324
39-9021	Personal and Home Care Aides	21,260	29,460	38.6%	\$19,200
29-2021	Dental Hygienists	4,390	6,050	37.8%	\$54,203
31-9091	Dental Assistants	5,050	6,950	37.6%	\$28,602
29-2032	Diagnostic Medical Sonographers	840	1,140	35.7%	\$66,410
15-1072	Network and Computer systems Administrators	5,300	7,190	35.7%	\$56,246
29-2055	Surgical Technologists	2,120	2,860	34.9%	\$40,055
15-1061	Database Administrators	1,550	2,090	34.8%	\$61,299
29-2071	Medical Records and Health Information Technicians	3,540	4,770	34.7%	\$28,976
29-1126	Respiratory Therapists	1,460	1,960	34.2%	\$47,309
29-1111	Registered Nurses	48,410	64,420	33.1%	\$55,060
31-2021	Physical Therapist Assistants	1,220	1,620	32.8%	\$38,342
29-2034	Radiologic Technologists and Technicians	4,130	5,440	31.7%	\$46,916
29-1124	Radiation Therapists	390	510	30.8%	\$65,931
45-2021	Animal Breeders	490	640	30.6%	\$37,339
29-9091	Athletic Trainers	460	600	30.4%	\$40,162
31-2022	Physical Therapists Aids	690	900	30.4%	\$23,632
13-1071	Employment, Recruitment, and Placement Specialists	3,520	4,590	30.4%	\$46,133
29-2031	Cardiovascular Technologists and Technicians	660	860	30.3%	\$42,569
19-1042	Medical Scientists, Except Epidemiologists	1700	2210	30.0%	\$51,920
29-1123	Physical Therapists Aids	3550	4610	29.9%	\$62,582
29-1122	Occupational Therapists	3,040	3,940	29.6%	\$52,248
13-2052	Personal Financial Advisors	3,350	4,340	29.6%	\$77,792
25-2011	Preschool Teachers, Except Special Education	8,540	11,060	29.5%	\$24,027
29-2056	Veterinary Technologists and Technicians	1,280	1,650	28.9%	\$27,233

Source: WI Department of Workforce Development

Table 5.28 identifies which industries are expected to experience the most growth over a ten-year period from year 2004 to 2014. According to the DWD, industries in Professional & Business Services, Educational & Health Services, and Construction categories are expected to have the highest growth rate. Industries in Natural Resources & Mining and Manufacturing categories are expected to have the lowest growth rate.

Since the DWD does not collect data on employment projections for the Town of Rice Lake or Barron County, it is assumed that local trends will be consistent with statewide projections. It is important to note that unanticipated events may affect the accuracy of these projections.

Table 5.28: Fastest Growing Industries 2004-2014

NAICS Code	Industries	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014
487	Scenic and Sightseeing Transportation	370	510	37.8%
621	Ambulatory Health Care Services	99,480	135,700	36.4%
624	Social Assistance	60,400	79,300	31.3%
518	Internet Service Providers	8,480	10,760	26.9%
493	Warehousing and Storage	11,060	14,030	26.9%
561	Administrative and Support Services	118,130	149,690	26.7%
562	Waste Management and Remediation Services	5,070	6,310	24.5%
485	Transit and Ground Passenger Transport	13,740	16,960	23.4%
623	Nursing and Residential Care Facilities	68,870	84,800	23.1%
622	Hospitals	108,570	133,200	22.7%
523	Securities, Commodity Contracts	9,210	11,210	21.7%
541	Professional, Scientific, and Technical Services	89,500	108,000	20.7%
454	Nonstore Retailers	22,950	27,630	20.4%
238	Specialty Trade Contractors	81,660	98,000	20.0%
531	Real Estate	18,360	21,420	16.7%
721	Accommodation	30,720	35,800	16.5%
236	Construction of Buildings	31,520	36,700	16.4%
722	Food Services and Drinking Places	185,410	215,000	16.0%
443	Electronics and Appliance Stores	8,580	9,890	15.3%
511	Publishing Industries	19,120	22,020	15.2%
237	Heavy and Civil Engineering Construction	13,560	15,600	15.0%
425	Wholesale Electronic Markets	5,520	6,350	15.0%
551	Management of Companies	39,830	45,800	15.0%
525	Funds, Trusts, & Other Financial Vehicles	1,170	1,340	14.5%
611	Educational Services	260,670	297,700	14.2%
453	Miscellaneous Store Retailers	17,330	19,790	14.2%
488	Support Activities for Transportation	4,540	5,170	13.9%
446	Health and Personal Care Stores	16,430	18,620	13.3%
423	Merchant Wholesalers, Durable Goods	64,210	72,490	12.9%
451	Sporting Goods, Hobby, Book, and Music Stores	12,960	14,610	12.7%

Source: WI Department of Workforce Development

5.6.3 Analysis of Business & Industry Parks

Barron County has seven business and industry parks consisting of 499 acres, of which approximately half is for sale. The Rice Lake Industrial Park comprises a third of the County's total acreage (165) with 39% of the park still for sale. There does not appear to be an immediate need to develop additional business and industry parks.

Table 5.29: Barron County Business & Industry Parks

Community	Name of Site	Approx. Total Acres	Approx. Acres Sold	Approx. Acres for Sale	Zoning	Utilities to Site
Village of Almena	Almena Industrial Park	55	5	50	Mixed	Yes
City of Barron	Barron Industrial Park	127	89	38	Industrial	Yes
City of Chetek	Chetek Industrial Park #1	19	10	9	Industrial	Yes
City of Chetek	Chetek Industrial Park #2	55	20	35	Industrial	Yes
City of Cumberland	Cumberland Industrial Park	28	0	28	Industrial	Yes
City of Rice Lake	South Industrial Park	165	165	0	Industrial	Yes
City of Rice Lake	Rice Lake Business Park	167	9	158	Industrial	Yes
Village of Turtle Lake	Turtle Lake Industrial Park	50	22	28	Industrial & Commercial	Yes

Source: WCWRPC; Eau Claire Area Economic Development Corporation

5.6.4 Environmentally Contaminated Sites

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provides access to information on incidents ("Activities") that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. Table 5.35 provides BRRTS data for sites located within the Town of Rice Lake.

Table 5.30: BRRTS Sites

DNR Activity Number	Activity Type	Site Name	Address	T,R,S	Status
02-03-234499	ERP	CECIL SNYDER PROPERTY	2365 CTH C	n.a.	OPEN

Source: WIDNR, BRRTS, Town of Rice Lake, as of January 2008

Abandoned Container (AC), an abandoned container with potentially hazardous contents has been inspected and recovered. No known discharge to the environment has occurred. Leaking Underground Storage Tank (LUST), a LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances. Environmental Repair (ERP), ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater. Spills, a discharge of a hazardous substance that may adversely impact, or threaten to impact public health, welfare or the environment. Spills are usually cleaned up quickly. General Property Information (GP), this activity type consists of records of various milestones related to liability exemptions, liability clarifications, and cleanup agreements that have been approved by NDR to clarify the legal status of the property. Liability Exemption (VPLE), VPLEs are an elective process in which a property conducts an environmental investigation and cleanup of an entire property and then receives limits on future liability for that contamination under s. 292.15. No Action Required by RR Program (NAR), There was, or may have been, a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge.

5.6.5 New Businesses Desired

When asked what types of nonresidential development would be desirable in the Town of Rice Lake, respondents listed retail services (in particular restaurants) and office and light industrial as their top three priorities. (see Appendix D: Community Survey, Question 16 & 17).

5.6.6 Strengths & Weaknesses for Economic Development

The following lists some of the strengths and weaknesses for economic development within the Town of Rice Lake.

Strengths:

- Proximity to USH 53
- Ample building space (commercial & residential)
- Proximity to the City of Rice Lake

Weaknesses:

- Lack of infrastructure (water & sewer)
- Proximity to the City of Rice Lake

5.7 INTERGOVERNMENTAL COOPERATION

With over 2,500 units of government and special purpose districts Wisconsin ranks 13th nationwide in total number of governmental units and 3rd nationwide in governmental units per capita. (Source: WIDOA Intergovernmental Cooperation Guide) While this many government units provide more local representation it does stress the need for greater intergovernmental cooperation. This element provides a baseline assessment of the Town of Rice Lake intergovernmental relationships and covers all of the information required under SS66.1001. Information includes: existing & potential areas of cooperation, and existing & potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the Town of Rice Lake.

5.7.1 Existing and Potential Areas of Cooperation

Table 5.31 lists the Town of Rice Lake existing and potential areas of cooperation as identified by the Plan Commission.

Table 5.31: Existing & Potential Areas of Cooperation

Existing areas of cooperation with other local units of government.	
Local Unit of Government	Existing Cooperation Efforts
Barron County	Sheriff's Department, Emergency Management, County Zoning, etc.
Town of Stanley	Road maintenance agreements
Town of Stanfold	Road maintenance agreements
Town of Oak Grove	Road maintenance agreements
Town of Doyle	Road maintenance agreements
City of Rice Lake	Roads, recycling, & fire protection

Potential areas of cooperation with other local units of government.	
Local Unit of Government	Potential Cooperation Efforts
City of Rice Lake	Land use & sewer service

The Intergovernmental Cooperation Element Guide published by the Wisconsin Department of Administration provides several ideas for cooperation including the following listed below.

Voluntary Assistance: Your community, or another, could voluntarily agree to provide a service to your neighbors because doing so makes economic sense and improves service levels.

Trading Services: Your community and another could agree to exchange services. You could exchange the use of different pieces of equipment, equipment for labor, or labor for labor.

Renting Equipment: Your community could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.

Contracting: Your community could contract with another community or jurisdiction to provide a service. For example, you could contract with an adjacent town or village to provide police and fire protection, or you could contract with the county for a service in addition to that already routinely provided by the county sheriff's department.

Routine County Services: Some services are already paid for through taxes and fees. Examples are police protection services from the county sheriff's department, county zoning, county public health services, and county parks. Your Intergovernmental Cooperation Element could identify areas where improvements are needed and could recommend ways to cooperatively address them.

Sharing Municipal Staff: Your community could share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. You could share a building inspector, assessor, planner, engineer, zoning administrator, clerk, etc.

Consolidating Services: Your community could agree with one or more other communities or governmental units to provide a service together. Consolidation could also include the process of joining the Town and City to form one jurisdiction.

Joint Use of a Facility: Your community could use a public facility along with other jurisdictions. The facility could be jointly owned or one jurisdiction could rent space from another.

Special Purpose Districts: Special purpose districts are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.

Joint Purchase and Ownership of Equipment: Your community could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.

Cooperative Purchasing: Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.

Consolidation

Consolidation is the process by which a town, village, or city joins together with another town, village, or city to form one jurisdiction. More detailed information on incorporation can be obtained from Wisconsin State Statute Section 66.0229.

Extraterritorial Planning

Cities and villages have the right to include land within their extraterritorial jurisdiction (ETJ), the area within 1 ½ mile of the municipal boundaries, in their planning documents. The inclusion of this land within planning documents allows for greater transparency and coordination with neighboring municipalities.

Extraterritorial Subdivision “Plat” Review

Extraterritorial subdivision review allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, whereas extraterritorial zoning requires town approval of the zoning ordinance, extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the city or village. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it. More detailed information can be obtained from Wisconsin State Statute 236.10.

Extraterritorial Zoning

Extraterritorial Zoning allows a first, second or third class city to adopt zoning in town territory, 3 miles beyond a city’s corporate limits. A fourth class city or village may adopt zoning 1.5 miles beyond its corporate limits. Under extraterritorial zoning authority a city or village may enact an interim-zoning ordinance that freezes existing zoning (or if there is no zoning existing uses). A joint extraterritorial zoning committee is established to develop a plan and regulations for the area. The joint committee is comprised of three member from the affected town and three members from the city or village. Zoning requests within the area must be approved by a majority of the committee. More detailed information can be obtained from Wisconsin State Statute 66.23.

Intergovernmental Agreements

Intergovernmental Agreements can be proactive or reactive. There are three types of intergovernmental agreements that can be formed including general agreements, cooperative boundary agreements, and stipulations and orders.

1. General Agreements – This is the type of intergovernmental agreement that is most commonly used for services. These agreements grant municipalities with authority to cooperate on a very broad range of subjects. Specifically, Wis. Stats 66.0301 authorizes municipalities to cooperate together for the receipt of furnishing of services or the joint exercise of any power or duty required or authorized by law.

The only limitation is that municipalities with varying powers can only act with respect to the limit of their powers. This means that a general agreement cannot confer upon your community more powers than it already has.

2. Cooperative Boundary Agreements – This type of agreement is proactive and is used to resolve boundary conflicts. Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative agreement must include a plan for the physical development of the territory covered by the plan; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. Using a cooperative boundary agreement a community could agree to exchange revenue for territory, revenue for services, or any number of other arrangements. More detailed information can be obtained from Wisconsin State Statute 66.0307.
3. Stipulation and Orders – This type of agreement is reactive because it is used for resolving boundary conflicts that are locked in a lawsuit. The statute provides the litigants a chance to settle their lawsuit by entering into a written stipulation and order, subject to approval by a judge. Using a stipulation and order a community could agree to exchange revenue for territory in resolving their boundary conflict. Stipulation and orders are subject to a binding referendum. More detailed information can be obtained from Wisconsin State Statute 66.0225.

(Source: WIDOA Intergovernmental Cooperation Element Guide)

5.7.2 Analysis of Intergovernmental Relationships

Table 5.32 provides a brief description of the quality of the Town of Rice Lake relationship to other units of government according to the Plan Commission.

Table 5.32: Analysis of Intergovernmental Relationships

Adjacent Units of Governments	Satisfactory (5), Neutral (3), or Unsatisfactory (1)	Comments
Barron County	5	Rice Lake Town Board has had a good working relationship with the zoning office and highway department. Town Clerk has had excellent assistance from the County Clerk who has organized and helped fund electronic voting equipment for all municipalities in the County, and organizes monthly meetings for all Barron County Municipal Clerks. Other departments which have been helpful to the Town Clerk include the Treasurer's office, the Real Property Lister's Office, and the Land Information Department. The Highway Department has assisted the Town's Patrolmen on various projects and has supplied salt/sand as needed, as well as sponsoring safety workshops and renting equipment. The Sherriff's department has assisted the Town or Rice Lake with dog complaints and issuing citations.
Town of Stanley	5	Stanley Town Board cooperates with the Town of Rice Lake regarding extraterritorial concerns, and has also signed a written road maintenance agreement prepared by the Town of Rice Lake. Town clerks have shared information/policies back and forth on various issues.
Town of Stanfold	5	Stanfold Town Board has signed a written road maintenance agreement prepared by the Town of Rice Lake. Town clerks have shared information/policies back and forth on various issues.

Town of Oak Grove	5	Oak Grove Town Board has signed a written road maintenance agreement prepared by the Town of Rice Lake. Town clerks have shared information/policies back and forth on various issues. Patrolmen have assisted each other in emergencies.
Town of Doyle	5	Doyle Town Board has signed a written road maintenance agreement prepared by the Town of Rice Lake. Patrolmen have assisted each other in emergencies.
City of Rice Lake	5	Rice Lake Chair/Board has worked cooperatively with all departments in the City. Street Department has provided the Town with the use of their hot mix trailer and striping equipment, as well as storing excess salt/sand during the summer months. The Town has assisted the City Utility department by ensuring house numbers signs are erected outside of the utility line area, and by allowing delinquent utility bills to be added to the tax roll. Town clerk has an excellent relationship with the City Clerk. She is very helpful in sharing election procedures, organizing group election notices, and supply orders for all municipalities within Barron County. She also hosts training sessions for election workers.
School Districts		
Rice Lake Area School District	5	The School District has always certified the tax levy to the Town on a timely basis, and has provided election materials as needed.
Other		
State	5	State Departments offer training at local facilities, as well as at WTA & WMCA Conventions, which Town Officials have attended for such things as road maintenance, election procedures, budget and finance, Schedule C Preparation, and WISLR. State employees have been helpful to the Town Clerk on various telephone inquiries.
West Central WI RPC	3	No contact in the past or present.

5.7.3 Existing & Potential Conflicts & Potential Solutions

Table 5.33 provides a brief description of the existing and potential conflicts facing the Town of Rice Lake according to the Plan Commission.

Table 5.33: Existing & Potential Conflicts & Potential Solutions

Existing & potential conflicts with other local units of government.	
Local Unit of Government	Existing & Potential Conflicts
City of Rice Lake	Land use (specifically subdivision & platting), stormwater issues, fire services, annexations, and extra-territorial zoning in place on the west side of the City limits (section 18, 19, & 30).
Solutions appropriate to resolve these conflicts.	
None listed.	

5.8 LAND USE

This element provides a baseline assessment of the Town of Rice Lake land use and covers all of the information required under SS66.1001. Information includes: existing land uses, existing land use conflicts, natural limitations for building site development, and land use trends. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future land use activities in the Town of Rice Lake.

The Town of Rice Lake is a rural community situated in a steadily growing metropolitan area. The Town's rural character, high quality natural resources, and proximity to the City of Rice Lake will continue make it a popular place for new residential development. The WIDOA projects that the year round population will increase to nearly 3,700 by the year 2030, equating to approximately 1,583 households in the Town, along with 100 seasonal housing units. The location and density of

new residential development, annexation issues, and the influx of seasonal residents will play major roles in shaping Town land use over time.

5.8.1 Existing Land Use

Table 5.34 approximates the existing land uses in the Town of Rice Lake as of year 2006. It is important to note that land use data for Barron County is parcel based. Multiple adjacent parcels may be under a single owner, but land uses are generalized on a parcel-by-parcel basis. Most smaller water bodies (e.g., ponds and streams) are included with the land use of the adjacent larger parcel. The Town of Rice Lake's existing land use pattern is indicative of a rural town experiencing growth from the incorporated municipality within its boundaries. At 50% of the total land area, agricultural uses dominate the landscape. Wooded lands comprise 17% of the area, and open space comprises another 11%. Residential and farmstead parcels comprise nearly 8% of the land area, and land used for transportation and utilities accounts for nearly 5%. The Town has very little land in commercial or industrial use.

Table 5.34: Existing Land Use, Town of Rice Lake

Existing Land Use	Acres	Percentage
Agricultural	8,837.5	49.8%
Single Family Residential	1,185.8	6.7%
Farmstead	187.3	1.1%
Mobile Homes	31.9	0.2%
Commercial	123.3	0.7%
Commercial - Outdoor Rec (e.g., golf)	334.1	1.9%
Industrial	0.0	0.0%
Institutional	0.2	0.0%
Public - Non-Recreational	0.0	0.0%
Public - Recreational	0.0	0.0%
Cemeteries	0.0	0.0%
Utilities & Communications	4.8	0.0%
Quarry	39.6	0.2%
Wooded Lands	2,925.0	16.5%
Open Space	1,959.7	11.0%
Observed Wetlands	40.4	0.2%
Significant Water Bodies	1,106.1	6.2%
Vacant	108.7	0.6%
Transportation & Other	858.6	4.8%
Total	17,743	100.0%

Source: MSA GIS

Existing & Potential Conflicts

As the population grows the demand for land increases, resulting in a loss of prime farmland, which is a major contributor to the Town's economy. Similarly, the increase in population has an affect on the demand for public services and the transportation network.

Limitations for Building Site Development

All land does not hold the same development potential. Development should only take place in suitable areas, which is determined by a number of criteria, including:

- A community's comprehensive plan
- Compatibility with surrounding uses
- Special requirements of a proposed development
- Ability to provide utility and community services to the area
- Cultural resource constraints
- Ability to safely access the area
- Various physical constraints (soils, wetlands, floodplains, steep slopes, etc.)

The United States Soil Conservation Service (SCS), the predecessor agency to the United States Natural Resources Conservation Service (NRCS), completed a detailed operational soil survey of Barron County. The findings of this survey are documented in the report entitled "Soil Survey of Barron County, Wisconsin", published in 1977 by the United States Department of Agriculture, Soil Conservation Service. The soil survey provided useful information regarding the suitability of the soils for various urban and rural land uses. Utilization of the soil survey involves determining the kinds and degrees of limitations that the soil properties are likely to impose on various uses and activities, and evaluating the appropriateness of a particular land use with respect to the soil limitations. Of particular importance in preparing a land use plan for the Town of Rice Lake are the soil capability classifications for agriculture and the soil limitation ratings for residential development with conventional onsite sewage treatment and disposal systems.

Topography is an important determinant of the land uses practicable in a given area. Lands with steep slopes (20 % or greater) are generally poorly suited for urban development and for most agricultural purposes and, therefore, should be maintained in natural cover for water quality protection, wildlife habitat, and erosion control purposes. Lands with less severe slopes (12%-20%) may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential use, with appropriate erosion control measures. Lands that are gently sloping or nearly level are generally suitable for agricultural production or for urban uses.

Another important determinant of land suitability for development is the presence of water and an area's susceptibility to flooding. Lands that are classified as wetlands, have a high water table, or are in designated floodplains are rarely suitable for rural or urban development.

The Development Limitations Map in the *Appendix d* indicates those areas within the Town of Rice Lake that are unfavorable for development due to steep slopes, wetlands, and floodplains.

5.8.2 Land Use Trends

Land Supply

In year 2006, there were 17,743 acres of land within the Town of Rice Lake. The area may decrease over time due to annexation. Table 5.35 indicates that there are approximately 12,100 acres of developable land within the Town. Caution should be given, as this number does not include other factors that determine land suitability for development such as transportation access or utility access.

Table 5.35: Land Supply

Land Use Categories	Acres	Percentage
Developed	1,907	10.7%
Undevelopable	3,736	21.1%
Developable	12,100	68.2%
Total	17,743	100%

Source: MSA GIS

1. Developed lands include all intensive land uses (residential, commercial, industrial, public, recreation)
2. Development Limitation land includes water, wetlands, floodplains, and steep slopes >20%
3. Developable lands include all lands not categorized as developed or undevelopable.

Land Demand

Table 5.36: Building Permits 2001-2006

Year	New Single Family Homes	New Duplexes	Total Units
2003	10	1	12
2004	19	2	23
2005	11	0	11
2006	13	1	15
2007	1	0	1
Total	54	4	62

Source: Town of Rice Lake Building Permit Records

According to the U.S. Census, the Town of Rice Lake gained 231 housing units between years 1990 and 2000, representing an increase of 23%. The WI Dept. of Administration projects that the Town will add an additional 358 households between years 2005 and 2030, representing an increase of 15%, or approximately 14 units per year on average. Table 5.36 indicates that the Town of Rice Lake saw a net increase of 62 housing units between 2003

and 2007, an average of 12.4 units per year.

Table 5.37 reports the estimated total acreage that will be utilized by residential, commercial, and industrial land uses for five-year increments throughout the planning period based on the existing and projected density and land use composition within the Town. Projections for land demand are highly sensitive based on the actual size of new residential lots. Therefore, aside from projections based on the existing land use pattern and population forecasts, a “high estimate” has also been prepared.

For the basic projections, the residential acreage was calculated by using the *current* median residential lot size in the Town of approximately 0.48 acres to accommodate the projected population. The current ratio of commercial and industrial land to existing residential land was maintained throughout the years. Under this scenario, it is estimated that an additional 182 acres will be needed for new homes by year 2030, accompanied by 18 acres of commercial development.

The high estimate was based on a future average residential lot size of 2.5 acres, and it was assumed that commercial and manufacturing land uses would grow at the same rates as before. As evident in the table, if residential development consumes an average of 2.5 acres per unit, about 975 acres of undeveloped land would be developed by the year 2030, nearly five times greater than the amount of land utilized by a development pattern with an average residential lot size of 0.48 acres. Currently there is 400 acres of land in the Town that has been platted for residential development, but has not yet been developed.

Table 5.37: Projected Land Use Needs

Projected Land Demand	2005	2010	2015	2020	2025	2030	25 Year Change
Population	3,167	3,323	3,460	3,581	3,680	3,693	526
Household Size	2.59	2.50	2.44	2.40	2.37	2.33	-0.25
Housing Units	1,308	1,420	1,513	1,593	1,661	1,690	382
Residential (acres)	1,218	1,271	1,315	1,353	1,386	1,399	182
Commercial (acres)	123	129	133	137	140	142	18
Industrial (acres)	0	0	0	0	0	0	0
Undeveloped Land (acres)	14,018	13,960	13,911	13,869	13,833	13,818	-200

Source: MSA GIS- projections based on existing land use pattern and median residential lot size of 0.48 acres

High Estimates	2005	2010	2015	2020	2025	2030	25 Year Change
Residential (acres)	1,218	1,498	1,730	1,930	2,101	2,173	956
Undeveloped Land (acres)	14,018	13,733	13,496	13,292	13,118	13,044	-974

Source: MSA GIS- projections based on future average residential lot size of 2.5 acres

Land Prices

Agricultural and forestlands generally sell for a higher price when sold for uses other than continued agriculture or forestry. The U.S. Census of Agriculture tracks land sale transactions involving agricultural and forested land at the county level. From year 1997 to 2006, Barron County has averaged 26 transactions per year where agricultural land was diverted to other uses. The average price per acre for those transactions grew by 208%, from \$1,016 to \$3,128. During that same period, Barron County averaged 64 transactions per year where agricultural land continued in agricultural use. The average price per acre for those transactions grew by 166%, from \$847 to \$2,250.

Table 5.38: Agricultural Land Sale Transactions

Year	Ag Land Continuing in Ag Use			Ag Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1997	NA	NA	NA	NA	NA	NA
1998	86	6,306	\$847	34	1,452	\$1,016
1999	81	4,836	\$1,093	38	1,413	\$1,349
2000	68	3,618	\$1,140	31	1,199	\$1,417
2001	45	3,080	\$1,395	27	889	\$1,613
2002	67	4,060	\$1,347	18	587	\$1,948
2003	64	4,147	\$1,724	29	1,091	\$1,518
2004	58	3,944	\$1,769	28	990	\$2,652
2005	54	3,208	\$2,247	12	322	\$3,843
2006	51	3,160	\$2,250	14	470	\$3,128
Total	574	36,359	x	231	8,413	x

Source: US Census of Agriculture, Barron County

Information regarding the number of forestland sale transactions is not as consistently available throughout the years, but what is known appears in Table 5.38. Between 1997 and 2006, Barron County has had an average of roughly 22 transactions per year where forestland was diverted to other uses. The average known price per acre for those transactions was \$1,366. Over the same

time period, the County has had an average of 54 transactions per year where forestlands continued in forest use. The average price per acre for these transactions was a slightly lower \$1,290.

Table 5.39: Forest Land Sale Transactions

Year	Forest Land Continuing in Forest Use			Forest Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1997	NA	NA	NA	NA	NA	NA
1998	82	2,440	\$663	31	944	\$672
1999	74	1,941	\$817	36	1,159	\$827
2000	66	2,083	\$1,132	28	767	\$1,159
2001	49	1,865	\$1,215	23	497	\$1,217
2002	NA	NA	NA	NA	NA	NA
2003	NA	NA	NA	NA	NA	NA
2004	NA	NA	NA	NA	NA	NA
2005	31	1,041	\$1,938	5	134	\$2,186
2006	24	819	\$1,977	9	188	\$2,136
Total	326	10,189	x	132	3,689	x

Source: US Census of Agriculture, Barron County

Trends in land prices can also be derived using the tax assessment data. Table 5.40 displays the aggregate assessed value for various land use categories for year 2002 and 2007. According to the data, the total aggregate assessed value has increased by 15.5% from year 2002 to 2007. The information is from the WI Department of Revenue and caution should be given as the WIDOR has periodically switched the way that they have reported certain land classifications over the years. In addition, technological advances have allowed the WIDOR to better identify land types. These changes can account for some land uses growing in total parcels but decreasing in total acreage. Finally, local assessors have changed over time, which can also account for some difference in the methods by which data was reported.

Table 5.40: Town of Rice Lake Land Use Assessment Statistics

Land Use	2002			2007				
	Parcels	Acres	Aggregate Assessed Value	Parcels	Acres	Aggregate Assessed Value	Equalized Value	Equalized Value per acre
Residential	1,189	2,177	\$127,073,700	1,240	2,302	\$148,914,800	\$199,026,400	\$86,458
Commercial	67	676	\$12,174,900	76	702	\$15,426,100	\$19,473,800	\$27,740
Manufacturing	3	60	\$255,500	2	57	\$188,300	\$249,800	\$4,382
Agricultural	405	9,074	\$2,059,700	414	9,001	\$1,306,700	\$1,536,600	\$171
S&W/Undeveloped	269	1,012	\$223,450	296	1,584	\$898,000	\$1,300,100	\$821
AG Forest	n/a	n/a	n/a	146	1,623	\$1,184,300	\$1,459,000	\$899
Forest	239	3,015	\$2,843,000	42	637	\$790,900	\$1,168,400	\$1,834
Other	40	104	\$3,583,800	39	101	\$3,636,900	\$4,509,600	\$44,650
Personal Property	x	x	\$2,130,700	x	x	\$1,283,200	\$1,628,700	n/a
Total	2,212	16,118	\$150,344,750	2,255	16,007	\$173,629,200	\$230,352,400	\$14,391

Source: WI Dept Revenue, Town of Rice Lake

1. Aggregate Asset Value – This is the *dollar amount* assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between

properties within the taxing jurisdiction. The law allows each municipality to be within 10% of market value (equalized value), provided there is equity between the taxpayers of the municipality. (Source: 2006 Guide for Property Owners, WI DOR)

2. Equalized Value Assessment – This is the *estimated value* of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full, fair market value. Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county's levy among the municipalities in that county. The WI-DOR determines the equalized value. (Source: 2006 Guide for Property Owners, WI-DOR)

Table 5.41: Recent Home Sales, Barron County

Year	Number of Home Sales	Median Sale Price YTD
2000	468	\$85,400
2001	360	\$90,000
2002	521	\$100,000
2003	556	\$116,900
2004	556	\$118,000
2005	583	\$121,700
2006	597	\$127,100
Average	563	\$151,820

Source: WI Realtors Association, Barron County

Another indication of trends in land prices can be analyzed using recent home sales statistics. Table 5.41 displays the number of home sales and the median sale price for housing transactions in Barron County from year 2000 to 2006. During that time, the median price of home sales in Barron County increased by 49%.

5.8.3 Redevelopment Opportunities

No redevelopment opportunities were identified by the Town's Plan Commission.