

Town of Pine Lake Land Use Plan Community Survey
For use in updating the current Comprehensive Plan 2022
December, 2016

8. The biggest challenge facing the Town of Pine Lake in the next 20 years is:

- Controlling growth to improve property values + to weed out substandard housing
- Roads
- Keeping up with technology – internet and cable (not available at our house.)
Not getting to build up – keeping lots of forest. Adding a few restaurants
- Over Development
- Loss of woods, forest – outdoor property. Growing way to fast!
- Keeping invasive species out of lakes & Rhinelander flowage
- Town Roads
- Population Growth
- Costs Down – Roads Up
- Replace / Remove porti-poti's from Country Fest Grounds
- Controlling Land Development
- To limit the ever increasing growth of Government
- Residents paying high property taxes
- Protecting the environment – ex. Waters(Lakes)
- Aging citizens, not being equally replaced by younger
- Maintaining roads + infrastructure in declining economy
- Maintaining sense of community when to many homes become 'summer homes'
- Chicago / Milwaukee / buyers taking over land areas for short term profit initiatives
- Balancing everything so projects get done smoothly
- Getting "Smart"
- Maintenance of roads and new roads in some areas
- The increasing difficulty of longtime lakefront homeowners having to pay higher and higher taxes to stay in the home they lived in forever
- Development and Roads
- Limiting Lakeshore Development
- Keeping taxes reasonable, while maintaining services
- Lowering taxes
- Maintaining property values + preserving lakeshores
- Access to public transportation within a reasonable distance to city of Rhinelander
- Keeping the rural setting
- Real jobs for residents, maintaining our schools
- Maintaining the quality of our natural resources
- Out of town development
- Growth – Becoming a subdivision
- People building in Pine Lake
- More out of state residencies
- Uncontrolled growth and/or explosive growth

Continued

8. The biggest challenge facing the Town of Pine Lake in the next 20 years is:

- Increased population with more service demands
- Controlled directed development
- No commercial development – no organic farms on just 3 acres of land (this is currently being done 1/3 mile from Hodag County Fest grounds – they do not have a permit to do such a thing)
- Maintaining our quality of life and environment in the face of increasing pressure from developers
- Condo's. I do not want to have Condo's on boom lake
- Industrial + multi-family housing
- Preserving the town's natural resources
- Politics
- Keeping property rural + taxes affordable
- Maintaining / reducing all taxes including waterfront which is overtaxed + evaluated
- Keeping true to the beauty of the Northwood's. The businesses should be minimal or energy related
- Maintaining our water quality + avoiding invasive species in our lakes
- Not letting it get over populated
- Maintaining government services with limited tax revenues. Government should be run like an efficient business rather than a bloated bureaucracy
- Maintaining roads
- Aging population, lack of involvement by residents, lack of communication by town board
- Annexation to Rhinelander, Balance preservice home value vs property rights, Recreation Plan
- Get rid of Hodag Country Fest
- Like it as it is – don't think we have to change things
- Preserving shorelines by limiting development of homes, docks, and yards that cause habitat and esthetic problems
- Taxes
- Lowering taxes
- Regulation of lake property
- Increase property values – Property values should increase as much as taxes do. – currently not even close
- Keeping spending in control
- Clean water – preserving natural resources, especially shorelines
- Population increase, urban sprawl
- How to stay relevant to a younger generation

Continued

8. The biggest challenge facing the Town of Pine Lake in the next 20 years is:

- Speed limits too fast on Trails End Road
- Population explosion
- Road Maintenance
- Lack of business opportunities
- Keeping up with road repairs
- Taxes
- Large plots of land going up for sale. Hopefully no developers of subdivision take interest
- Treating ALL equal and not letting certain individuals skirt the rules just because they know someone
- Road maintenance + upkeep costs
- Dealing with blighted properties
- Staying the way, it is
- Preserving control of the land and water
- Overdevelopment
- Wolves
- No plan of attack / retain younger people
- Sustaining the population – What will draw new / younger residents to the area
- Overdevelopment
- Keeping level headed people on the town board
- Clean water
- Protecting the water
- After snowplowing sand is needed on the roads, in some areas I would like to see the wildlife preserve
- Keeping the water clean and the trees clean
- Roads, Residential development
- Invasive species in lakes
- Water + sewer, in dense residential developments
- To ensure that available town funds are disbursed appropriately to protect and preserve³ the town's natural resources and open spaces, while maintaining budget
- Regulation
- Balancing the preservation of the township's natural resources with the need for revenue to maintain essential services and positions
- Over-population
- High-density development on lake properties
- Roads & road improvements
- Different supervisors / board members – especially Jim Flory

Continued

8. The biggest challenge facing the Town of Pine Lake in the next 20 years is:

- Overbuilding on lake shores – deforestation – building sprawl
- ATV/UTV usage + ground water protection
- School taxes, maintain roads
- Employment opportunities for full-time residents
- Maintaining the neighborhood feeling, habitat too, limit commercial development
- Dishonest politicians
- Promoting land use that improves Pine Lakes attractiveness to seasonal / tourists (beautiful open spaces, easily accessible) while meeting year-round resident needs.
*Outdoor tourism improvements will be economic investment; redevelopment is better than development
- Control of waterfront taxes by keeping them affordable
- Urban sprawl
- Road maintenance + shoreline protection from erosion
- Holding too much development than land or services could support
- Not over-taxing for the school system
- Keep it up to date, but keep it like it is (small)
- Land use abuse, Enforcement of both town + county land use ordinances
- Wetlands – should be classes in Categories A-B-C-D, with Sub 1,2,3 Etc. All or part of some can be developed
- Population growth
- Keeping its rural character
- Keeping taxes as low as possible
- Keeping ATV trails open (& expand them)
- Monitoring our lakes and woodlands to preserve wildlife habitats
- Getting rid of abandoned + defect building
- Not to overdevelop
- Limiting development of budget & revenues for sports and sport related activities
- Getting more people to live in this area
- Financial
- Orderly development (especially Condos, clusters) Subdivisions and commercial uses
- I would like to see illegal dumping of garbage eliminated
- Less tax dollars for K-12 referendum, more for Pine Lake
- Grow + Preserve Hodag Country Fest
- Keeping property tax bill at current 2016 level OR lower. Keeping water access (boat landings) free or low cost
- Preserving the towns natural resources; Controlling development to preserve our natural beauty

Continued

8. The biggest challenge facing the Town of Pine Lake in the next 20 years is:

- Keeping the rural atmosphere
- Keeping it mostly rural + keeping roads up to par
- Repairing roads and maintaining services without increasing taxes
- Maintaining or recovering from state and federal environmental attacks
- Bringing small business back to town
- Developing bike and walking trails
- Loss in value. It'll become less attractive to new residents
- Dishonest politicians
- Off-road vehicles on paved town roads, except for access to off-road trails
- Maintaining good roads
- Losing land to the city for development
- Curbing lakefront development of unimproved property to preserve water quality
- Our roads Black top prices
- Rising costs
- Pollution of waters
- Growth
- Encourage tourism in the area. Also would help if there were more businesses in Rhinelander
- Keeping taxes low while maintaining existing services
- Keeping taxes lower
- Wealthy people coming in as “part-timers” who want to change the character of the town of Pine Lake
- Growth on water – Residential
- Lack of tax dollars to pay for future development and public services to maintain them
- Blighted property
- Keeping up the infrastructure, i.e. roads, bridges, etc.
- Broadband comm infrastructure, stable power supply (electric), maintaining roads
- Land development regulations
- Attracting young families
- Maintaining public services and at the same time holding down taxes
- Controlling costs to residents with reduced state funding
- Taxes
- To keep the residential areas looking nice – there are too many junk areas
- Development + roads
- Being overrun by boy scouts of America, too much noise caused by people, destruction of forest