



# Interested in the Town of Pine Lake's Future?

## Attend the Land Use Planning Meeting

- When:** 9:30 a.m. Saturday, January 13th, 2001
- Where:** Pine Lake Town Hall, 5413 River Road
- Why:** To gather public input about land use issues, opportunities and concerns. Meeting results will be utilized to develop a Community Planning Survey, and will be used to guide future land use decisions in the Town of Pine Lake.
- Who:** Residents, property owners

For more information, call Tim Oestreich - (715) 369-3596  
or Charles Wittrock - (715) 369-4476,  
or Tammy Flory (715) 362-2355

*Refreshments will be served*

**Town of Pine Lake**  
**News Release**  
**January 08, 2001**

Contact: Tim Oestreich, Chair, Town of Pine Lake Land Use Planning Committee  
(715) 369-3596

FOR IMMEDIATE RELEASE

**Town of Pine Lake to Hold a Land Use Planning Issues Identification Workshop**

The Town of Pine Lake will hold a public Issues Identification Workshop and informational meeting to discuss land use issues and provide an overview of the comprehensive land use planning process that the Town is just beginning. The public meeting will include a workshop session to solicit public input about priority planning issues.

The meeting is scheduled for Saturday, January 13th, 2001, at 9:30 a.m. It will be held at the Pine Lake Town Hall, 5413 River Road, in Pine Lake.

Components of the Town's land use plan will be driven by the issues and concerns identified as part of the public workshop. For example, where should development of commercial business be planned? How should the Town develop near the border with the City of Rhinelander? Foth & Van Dyke Lead Planner and Pine Lake Planning Consultant, John Williams, notes that the general purpose of the meeting is to gather input about how the comprehensive plan should be developed and what residents believe to be the most important land issues and topics for the Town of Pine Lake during the next 20 years. The most important issues to residents and landowners will be considered in preparing the formal land use plan, which will serve as a policy guide for future decisions about the physical development of property within the Town's boundaries. A Land Use Planning Committee has been organized, comprised of both residents and local officials, to manage the planning process in conjunction with the planning consultant.

According to Williams, members of the public have a unique opportunity to help shape the Town's comprehensive land use vision. "One of the initial steps in land use planning is issue identification. The people that live or own property in Pine lake need to identify the land use issues that are most important to them" he said. "The Town leadership wants to know what the public believes the Town of Pine Lake should look like, what the growth strategy should be."

The public meeting is only the first phase of the land use planning process, he noted. The information gathered from the Issues Workshop may be used to develop a Community Planning Survey. A Land Use Planning Committee will begin the process of land use planning through continued discussions and meetings planned with Foth & Van Dyke, the consulting firm selected to help the town develop its comprehensive land use plan.

**Town of Pine Lake**  
**News Release**  
**January 08, 2001**

Contacts: Tim Oestreich, Chair, Town of Pine Lake Land Use Planning Committee  
(715) 369-3596

FOR IMMEDIATE RELEASE

**Town of Pine Lake to Hold a Public Meeting About Comprehensive Land Use Plan Development**

Town of Pine Lake, WI -- The Town of Pine Lake is holding a public meeting to hear residents' opinions about the most important land use and growth management issues and topics for the Town during the next 20 years. The meeting is being held as an initial step in preparing a comprehensive land use plan for the Town of Pine Lake.

Comments from the meeting will help establish the direction of land use policy used to guide future land development decisions within the Town of Pine Lake.

For example, other towns have used land use policies to guide decisions to protect lakes, define residential growth areas, and facilitate commercial growth.

The meeting is scheduled for Saturday, January 13th, 2001, at 9:30 a.m. It will be held at the Pine Lake Town Hall, 5413 River Road, in Pine Lake.

According to Tim Oestreich, Chair of the Land Use Planning Committee, Town officials and members of the public have a unique opportunity to help shape the Town's comprehensive land use vision. "The people that live here need to identify the land use issues that are most important to them" he said. "The Town wants to know what they believe the Town of Pine Lake should look like in the next century."

**Town of Pine Lake Nominal Group Survey  
Issues Identification Workshop  
Saturday, January 13, 2001  
Pine Lake Town Hall  
9:30 A.M.**

**Meeting Agenda**

<b>Time</b>	<b>Tasks</b>
9:30	Welcome / Introductions <ul style="list-style-type: none"><li>◆ Sign Up Sheet</li><li>◆ Refreshments</li><li>◆ Purpose</li></ul>
9:45	Presentation: What is a Comprehensive Land Use Plan?
10:00	Discuss Nominal Group Survey (NGS) Process <ul style="list-style-type: none"><li>◆ Ground Rules</li><li>◆ Utilize NGS Survey Results for:<ul style="list-style-type: none"><li>▸ Development of Comprehensive Land Use Plan Components</li><li>▸ Formulation of Community Survey?</li></ul></li><li>◆ Introduce Facilitators</li><li>◆ "Count Off" Create Nominal Groups</li></ul>
10:15	Nominal Group Procedure ( Each Group) <ul style="list-style-type: none"><li>◆ Distribute Paper &amp; Pens</li><li>◆ Each Group Participant Shall Answer the Question: <b>In your opinion, what do you feel are the most important land use management issues facing the Town of Pine Lake?</b></li><li>◆ Facilitators Should ask all NGS Participants to:<ul style="list-style-type: none"><li>▸ Avoid Duplication in Comments</li><li>▸ Do Not Discuss Comments at this Time</li></ul></li><li>◆ Facilitators Record Comments</li></ul>
11:00	<ul style="list-style-type: none"><li>◆ Vote<ul style="list-style-type: none"><li>▸ Greater Than 25 comments: Each Participant has 5 votes (equal weight)</li><li>▸ Less Than 25 comments: Each Participant has 3 votes</li></ul></li><li>◆ Develop Summary Sheet With Top 10 Comments</li></ul>
11:30	Each Nominal Group Discusses Results Before Entire Audience
12:00	Condense Comments
12:15	Final Vote
12:30	Discuss Final Voting Results

# Town of Pine Lake Issue Identification Workshop

## Outline of Potential Planning Issue Areas

### 1. Government Involvement

- Land use controls
- Citizen involvement
- Public information
- Local government regulations

### 2. Border Issues/Annexation/ Intergovernmental Relations

- Annexation of town land
- Intergovernmental cooperation
- Boundary Agreements
- Shared Services
- Extraterritorial review

### 3. Residential Development and Housing

- Amount/location- residential dev.
- Types of residential development
  - Multi-family
  - Single-family
  - Group
  - Manufactured
  - Low/moderate/high income
- Mix of housing types
- Density of housing
  - Scattered/clustered
  - Lot sizes

### 4. Community Character/Atmosphere

- Preservation of "rural character"
- Decentralized, suburban
- Quality of life
- Open space/corridors
- Design & development standards
  - Signs, Buildings, Landscaping,
  - Lighting, Site Design

### 5. Economic Development

- Manufacturing
- Commercial
- Business/industrial parks
- Active business recruitment/marketing
- Location of business land uses
- Amount of business land use
- Types of business land uses
  - Desired
  - Undesired

### 6. Transportation and Roads

- Road network planning
- Cul de sacs
- Road construction and maintenance
- Snow plowing
- Curb and gutter

- Sidewalks
- Walking trails
- Mass transit
- Parking

### 7. Historical and Cultural

- Preservation of historical buildings
- Preservation of archeological sites
- Community culture facilities/events

### 8. Water Quality

- Surface water quality
- Groundwater quality
- Community water system
- Wastewater treatment

### 9. Environmentally Valuable Areas

- Woodlands
- Wetlands
- Shorelands
- Environmental corridors
- Wildlife habitat
- Streams and lakes
- Public lands/parks

### 10. Town Government Services

- Police
- Fire
- Garbage
- Parks and recreation
- Public information
- Taxes and tax base to fund services

### 11. Forestry

- Preservation of forest lands
- Industrial forests and commercial uses
- Residential impacts on forested areas

### 12. Parks and Recreation

- Bicycle trails/routes
- Funding/Planning
- Park development

### 13. Lakeshore Development

- Residential/Commercial uses
- Resort conversions/condominiums
- Regulations/Shoreland management



## Interested in the Town of Pine Lake's Future?

### Attend the Land Use Planning Meeting

**When:** 9:30 a.m. Saturday, January 13th, 2001

**Where:** Pine Lake Town Hall, 5413 River Road

**Why:** To gather public input about land use issues, opportunities and concerns. Meeting results will be utilized to develop a Community Planning Survey, and will be used to guide future land use decisions in the Town of Pine Lake.

**Who:** Residents, property owners

For more information, call Tim Oestreich - (715) 369-3596  
or Charles Wittrock - (715) 369-4476,  
or Tammy Flory (715) 362-2355

Refreshments will be served



## Interested in the Town of Pine Lake's Future?

### Attend the Land Use Planning Meeting

**When:** 9:30 a.m. Saturday, January 13th, 2001

**Where:** Pine Lake Town Hall, 5413 River Road

**Why:** To gather public input about land use issues, opportunities and concerns. Meeting results will be utilized to develop a Community Planning Survey, and will be used to guide future land use decisions in the Town of Pine Lake.

**Who:** Residents, property owners

For more information, call Tim Oestreich - (715) 369-3596  
or Charles Wittrock - (715) 369-4476,  
or Tammy Flory (715) 362-2355

Refreshments will be served



## Interested in the Town of Pine Lake's Future?

### Attend the Land Use Planning Meeting

**When:** 9:30 a.m. Saturday, January 13th, 2001

**Where:** Pine Lake Town Hall, 5413 River Road

**Why:** To gather public input about land use issues, opportunities and concerns. Meeting results will be utilized to develop a Community Planning Survey, and will be used to guide future land use decisions in the Town of Pine Lake.

**Who:** Residents, property owners

For more information, call Tim Oestreich - (715) 369-3596  
or Charles Wittrock - (715) 369-4476,  
or Tammy Flory (715) 362-2355

Refreshments will be served



## Interested in the Town of Pine Lake's Future?

### Attend the Land Use Planning Meeting

**When:** 9:30 a.m. Saturday, January 13th, 2001

**Where:** Pine Lake Town Hall, 5413 River Road

**Why:** To gather public input about land use issues, opportunities and concerns. Meeting results will be utilized to develop a Community Planning Survey, and will be used to guide future land use decisions in the Town of Pine Lake.

**Who:** Residents, property owners

For more information, call Tim Oestreich - (715) 369-3596  
or Charles Wittrock - (715) 369-4476,  
or Tammy Flory (715) 362-2355

Refreshments will be served

Dear Town of Pine Lake Property Owner:

As you have seen, the Town of Pine Lake has experienced significant growth over the past decade. The Town averaged 26 new homes a year over the last five years. It is anticipated new growth and development will exceed that amount over the next 10 years. The state of Wisconsin also recently passed "SmartGrowth" legislation that requires local government to have a land use plan by 2010. In response, the Town has decided to plan for land use, and needs to have your input to help guide and direct the land use planning effort. The Town was very fortunate to receive a Wisconsin Department of Natural Resources grant that significantly offset cost. A Land Use Planning Committee has been organized, comprised of both residents and local officials, to manage the planning process in conjunction with a planning consultant. We are very interested in your opinions concerning the Town's future. Please come to the planning kick-off meeting and workshop on Saturday, January 13<sup>th</sup>, 2001. We will discuss project details and start to define the issues that will guide land use decisions. Please come and help the Town begin to manage growth and change.

Sincerely,

*Town of Pine Lake Land Use Planning Committee*

Dear Town of Pine Lake Property Owner:

As you have seen, the Town of Pine Lake has experienced significant growth over the past decade. The Town averaged 26 new homes a year over the last five years. It is anticipated new growth and development will exceed that amount over the next 10 years. The state of Wisconsin also recently passed "SmartGrowth" legislation that requires local government to have a land use plan by 2010. In response, the Town has decided to plan for land use, and needs to have your input to help guide and direct the land use planning effort. The Town was very fortunate to receive a Wisconsin Department of Natural Resources grant that significantly offset cost. A Land Use Planning Committee has been organized, comprised of both residents and local officials, to manage the planning process in conjunction with a planning consultant. We are very interested in your opinions concerning the Town's future. Please come to the planning kick-off meeting and workshop on Saturday, January 13<sup>th</sup>, 2001. We will discuss project details and start to define the issues that will guide land use decisions. Please come and help the Town begin to manage growth and change.

Sincerely,

*Town of Pine Lake Land Use Planning Committee*

Dear Town of Pine Lake Property Owner:

As you have seen, the Town of Pine Lake has experienced significant growth over the past decade. The Town averaged 26 new homes a year over the last five years. It is anticipated new growth and development will exceed that amount over the next 10 years. The state of Wisconsin also recently passed "SmartGrowth" legislation that requires local government to have a land use plan by 2010. In response, the Town has decided to plan for land use, and needs to have your input to help guide and direct the land use planning effort. The Town was very fortunate to receive a Wisconsin Department of Natural Resources grant that significantly offset cost. A Land Use Planning Committee has been organized, comprised of both residents and local officials, to manage the planning process in conjunction with a planning consultant. We are very interested in your opinions concerning the Town's future. Please come to the planning kick-off meeting and workshop on Saturday, January 13<sup>th</sup>, 2001. We will discuss project details and start to define the issues that will guide land use decisions. Please come and help the Town begin to manage growth and change.

Sincerely,

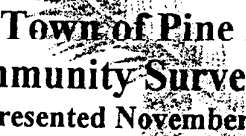
*Town of Pine Lake Land Use Planning Committee*

Dear Town of Pine Lake Property Owner:

As you have seen, the Town of Pine Lake has experienced significant growth over the past decade. The Town averaged 26 new homes a year over the last five years. It is anticipated new growth and development will exceed that amount over the next 10 years. The state of Wisconsin also recently passed "SmartGrowth" legislation that requires local government to have a land use plan by 2010. In response, the Town has decided to plan for land use, and needs to have your input to help guide and direct the land use planning effort. The Town was very fortunate to receive a Wisconsin Department of Natural Resources grant that significantly offset cost. A Land Use Planning Committee has been organized, comprised of both residents and local officials, to manage the planning process in conjunction with a planning consultant. We are very interested in your opinions concerning the Town's future. Please come to the planning kick-off meeting and workshop on Saturday, January 13<sup>th</sup>, 2001. We will discuss project details and start to define the issues that will guide land use decisions. Please come and help the Town begin to manage growth and change.

Sincerely,

*Town of Pine Lake Land Use Planning Committee*



# Town of Pine Lake Community Survey Results

Presented November 8, 2001

## Introduction

In the summer of 2000, the Town Board of Pine Lake decided to initiate a comprehensive land use planning process. The Town Board solicited community volunteers to serve on the Town of Pine Lake Land Use Planning Committee. The Town then hired the planning consulting firm of Foth and Van Dyke, and applied for and received a Lake Protection Grant from the Wisconsin Department of Natural Resources. As part of the planning process, the Oneida County University of Wisconsin Extension agreed to assist the community and the consultant in gathering public input for the planning process.

The survey questions were developed following input on land use issues generated during the Issues Identification Workshop on Saturday, January 13, 2001. The major issues addressed and statements or recommendations received were used by the Land Use Planning Committee to formulate specific questions for this community planning survey. Oneida County University of Wisconsin-Extension worked with the Committee members and consulting firm to draft the survey questions. The survey questions and format were also reviewed by Gary Green, Community Development Specialist and Merritt Bussiere, NE Land Use Specialist, both of UW-Extension.

The purpose of the survey was to "gather opinions about future changes from property owners and renters in the town." The Committee decided to provide the survey forms to the households of all property taxpayers in order to give both resident and non-resident property owners an opportunity to respond to the survey. The mailing address used was the same as on the property tax billings. Mailing labels were generated from the computer address file provided by the Oneida County Data Processing Department. Labels were screened for duplicates by the Committee members.

In addition to the property tax list, the Committee also announced through newspaper notices the availability of the survey forms at the town clerk's office for anyone who rented property in the community.

The surveys were mailed out the second week of May, 2001. A total of 1,530 surveys were mailed first class, with a stamped, return mailer attached. Additional forms could be picked up at the town clerk's office. The deadline for returning the surveys was set for June 9, 2001. The mailing generated 872 returned surveys. A total of 30 surveys were returned by the post office as non-deliverable addresses. As a result, a total of 1,500 households were included as distributed surveys in the population.

The planning survey is one method of generating public input for the land use planning process, and is often used with other techniques such as public workshops, informational meetings, hearings and other direct mailings.



The survey responses were tabulated and compiled by David Kabes, Research Assistant at the Agricultural Resource Center, UW-River Falls. All survey data was input into the Excel spreadsheet program. Donna Rae Jacobson, Oneida County UWEX Resource Agent, was the liaison to the tabulation process.

Narrative responses were recorded by DonnaRae Jacobson from the Oneida County UW-Extension.

## Results

The following results include tabulated responses for each of the questions on the Town of Pine Lake Land Use Planning Survey from 872 returned surveys. As noted above; the response rate overall for return of the survey forms was 58.1%. Based on the number of surveys returned out of the total distribution, a general confidence interval for the survey results was calculated. At the 95% confidence level, the confidence interval was  $\pm 2.1\%$ . Confidence intervals for individual questions will vary somewhat since not all respondents answered each question.

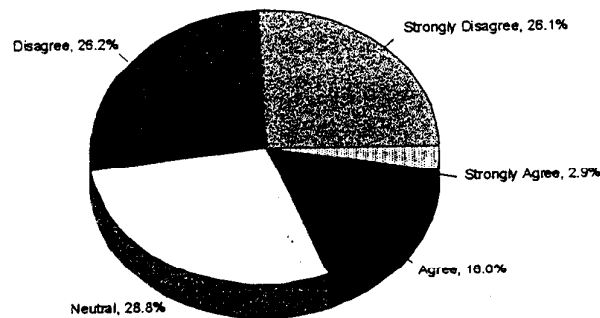
## Survey Results

The survey questions were originally constructed and numbered without grouping the questions into subject headings. The following are highlights of categorized responses under several main subject headings to allow for general analysis.

### 1. Economic Development

Currently, there is no specific area zoned for business or commercial development in the town. Commercial uses typically are allowed under other zoning districts.

#### Town should encourage commercial/retail development



- 52.3% either disagreed or strongly disagreed
- 18.9% either agreed or strongly agreed

#### Town should encourage manufacturing

- 70 % of the respondents felt manufacturing was not compatible in the Town

**Town should encourage farming development**

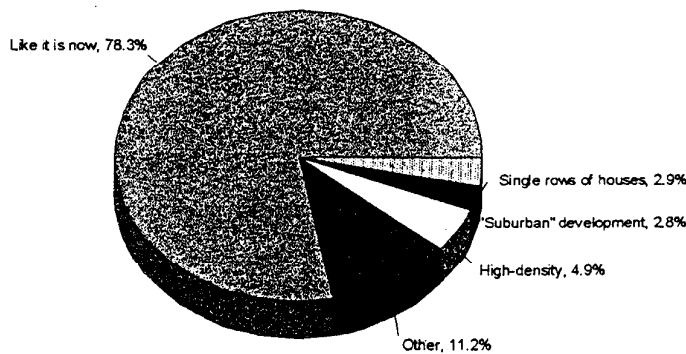
- 43.9% answered they believe farming should be encouraged
- 14.4% answered that farming should be discouraged
- A large percentage (41.7%) were neutral on the issue

**Town should designate sites for commercial and industrial development**

- 68.5% of respondents felt the Town should plan areas

**2. Vision for Residential Development**

Personal vision for residential development in the Town of Pine Lake in the year 2020



- 78.3%, the current development pattern, which is primarily residential, with some commercial development.
- 11.2 %, other
- 4.9% high-density residential development such as condominiums and clusters in limited areas
- 2.9%, single rows of houses built along sewer lines
- 2.8%, “suburban” development with clusters of houses wherever builders choose to put them

**3. Natural Resources and Environmental Quality**

**Importance of:**

**Protecting and preserving the Town’s natural resources**

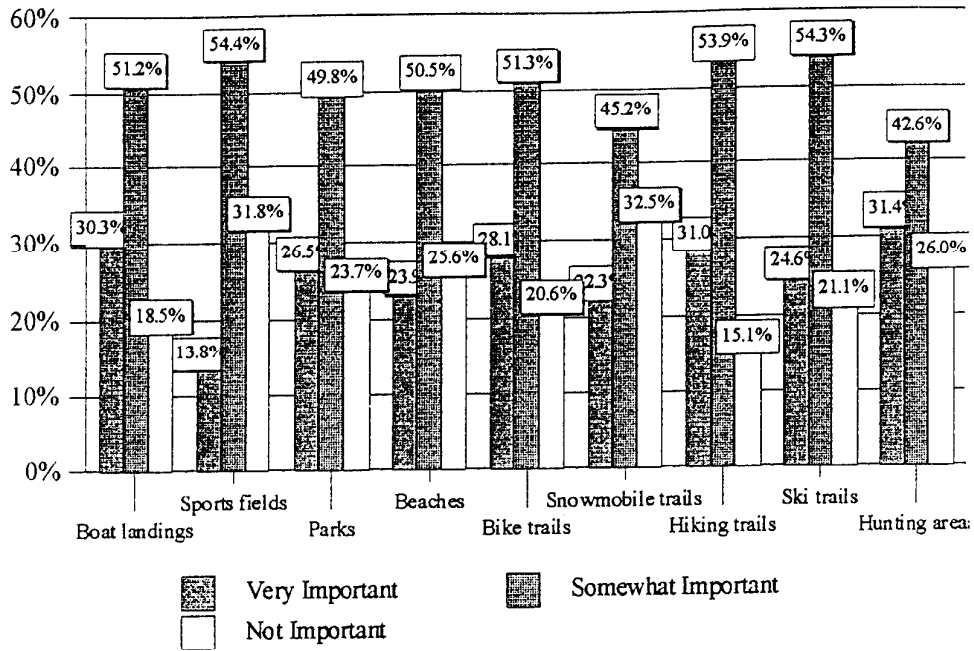
- 91.2% of survey respondents agree or strongly agree that protecting the town’s natural resources is important to them

**Preserving open space in the Town of Pine Lake**

- 89.3% feel that preserving the town’s open space is important to them.

#### 4. Community Character and Recreation

Community character is a large reason people choose to live in a community. It is defined by natural resources, the development pattern, and the services provided by a community.



#### 5. Government Services, Utilities and Intergovernmental Cooperation

How development is administered and coordinated has a large impact on the resulting development pattern. The Town of Pine Lake does not have a public sewer or water system, and development is regulated under the Oneida County zoning ordinance. Police protection is provided by the Oneida County Sheriff's Department.

**Do you believe tax dollars for the Town services should decrease, increase or remain the same for:**

##### Police Protection

- 76.9% of respondents feel that tax dollars for police protection should remain the same; however, 23.1% feel there should be a change.

##### Town building

- The majority of respondents, 82.3% feel that funding for town building should remain the same.

##### Library

- Over half of respondents, 54.0% feel that library funding should remain the same, while 27.1% feel there should be a decrease.

##### Road Maintenance

- 66.6% of survey respondents feel that road maintenance funding should remain the same, but only a very small amount, 3.3% feel there should be a decrease in funding.

**Fire Department**

- 16.6% feel that fire department funding should increase, but 83.4% feel funding should decrease or remain the same.

**Garbage Collection**

- Only 15.9% of respondents feel there should be a change in the amount of tax dollars for garbage collection.

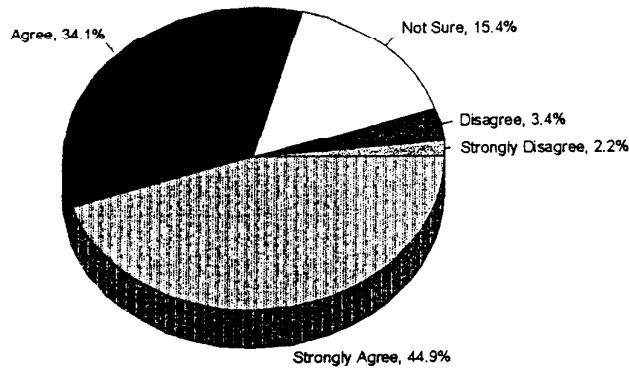
**Park and Recreation**

- 65.6% feel that park and recreation funding should not change, however remaining respondents were somewhat split on whether funding should increase or decrease. 16.8% feel there should be a decrease while only slightly more, 17.5%, feel there should be an increase.

**6. Land Use and Development Regulations**

Development is coordinated between Oneida County and the Pine Lake Town Board. Land use is regulated by the Oneida County zoning ordinance. The land use plan is being developed to guide how the land use decisions will be made.

**The Town should seek a border agreement with the City of Rhinelander in order to have a greater voice in annexation issues.**



**Satisfied with the way town is developing under the present land use regulation.**

- Although half of respondents, 50.0% are satisfied with the way Pine Lake is developing under present regulation, a significant amount, 35.0% were not sure.

**Town needs strong enforcement of regulations to control and limit land development.**

- 65.5% feel that the Town needs strong enforcement of regulation, while 16.8% disagreed.

**Town residents need a stronger voice on zoning changes.**

- Only a very small amount of respondents, 2.4%, feel that the Town does not need a stronger voice on zoning changes.

## **7. Respondent Profile**

### **Residency Status**

- 78.9% Year-Round Resident
- 14.9% Seasonal Resident
- 6.2% Absentee Property Owner

### **Primary residence in the Town**

- 87.4% single-family home
- 8.5% Other
- 3.2% Mobile home
- .8% Duplex

### **Description of residence in the Town of Pine Lake**

- 55.3% Water front property
- 44.7% Non-water front property

### **Years residing/visiting in Town of Pine Lake**

- 2.6% Less than 1 year
- 11.4% 1-4 years
- 13.8% 5-10 years
- 22.5% 11-20 years
- 49.7% Over 20 years



**Town of Pine Lake Land Use Plan Community Survey**  
**Town of Pine Lake Residents**  
**Survey summary completed July 25, 2001**  
**Percentages are based on 874 completed survey responses.**

1. *Protecting and preserving the town's natural resources, such as forests, soil, water and wetlands, are important to me.*

2% Strongly Disagree	34% Agree	4% Not Sure
3% Disagree	56% Strongly Agree	1% No Response

2. *Preserving open space in the Town of Pine Lake is important to me. ("Open space", as the term is used here, included natural and forested areas, and wetlands.)*

3% Strongly Disagree	35% Agree	4% Not Sure
4% Disagree	53% Strongly Agree	1% No Response

3. *My vision for Residential Development in the Town of Pine Lake in the year 2020 is:*

- 74% The current development pattern, which is primarily residential, with some commercial development.
- 2% "Suburban" development with clusters of houses wherever builders choose to put them.
- 3% Single rows of houses built along sewer lines.
- 5% High-density residential development such as condominiums and clusters in limited areas of the Town of Pine Lake.
- 10% Other, See comments at end of summary.
- 6% No Response

4. *I'm satisfied with the way the Town of Pine Lake is developing under the present land use regulation.*

4% Strongly Disagree	41% Agree	34% Not Sure
11% Disagree	8% Strongly Agree	2% No Response

5. *The Town needs strong enforcement of regulations to control and limit land development.*

6% Strongly Disagree 11% Disagree 18% Not Sure 36% Agree 29% Strongly Agree

6. *The Town should review the costs and benefits before approving any development projects.*

3% Strongly Disagree	43% Agree	5% Not Sure
3% Disagree	45% Strongly Agree	1% No Response

7. *I am willing to limit improvements in municipal services, if that is what it takes to preserve the Town of Pine Lake's rural character.*

4% Strongly Disagree	41% Agree	18% Not Sure
13% Disagree	22% Strongly Agree	2% No Response

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

at end of summary.

9. **Tax Rates:** Do you believe tax dollars for the following Town services should decrease, increase, or remain the same? For the following section these codes are used: D (Decrease), RS (Remain the Same), I (Increase) and NR (No Response).

	<u>D</u>	<u>RS</u>	<u>I</u>	<u>NR</u>
a. Police protection.....	10%	74%	12%	4%
b. Town building.....	13%	78%	4%	5%
c. Library.....	26%	51%	18%	5%
d. Road maintenance.....	3%	64%	29%	4%
e. Fire department.....	5%	75%	16%	4%
f. Garbage collection.....	8%	82%	7%	3%
g. Parks and recreation.....	16%	63%	17%	4%

10. **Land Use in the Town:** Do you believe the Town should encourage the following types of development? For the following section these codes are used: SD (Strongly Disagree), D (Disagree), N (Neutral), A (Agree), SA (Strongly Agree) and NR (No Response).

	<u>SD</u>	<u>D</u>	<u>N</u>	<u>A</u>	<u>SA</u>	<u>NR</u>
a. Single-family housing.....	3%	5%	15%	44%	29%	4%
b. Multi-family housing.....	31%	29%	21%	11%	4%	4%
c. Commercial/Retail.....	25%	25%	28%	15%	3%	4%
d. Farming.....	6%	8%	41%	30%	12%	3%
e. Recreation .....	7%	8%	30%	38%	14%	3%
f. Forestry.....	4%	3%	20%	43%	27%	3%
g. Manufacturing.....	41%	27%	18%	8%	3%	3%

11. **Subdivision Development:** Do you agree or disagree with the following statement?

The Town should place limits on subdivision development.

5% Strongly Disagree	34% Agree	11% Not Sure
6% Disagree	43% Strongly Agree	1% No Response

12. **Preserving Public Lands:** How important is it for the Town to set aside land for the following purposes? For the following section these codes are used: NI (Not at all Important), SI (Somewhat Important), VI (Very Important) and NR (No Response).

	<u>NI</u>	<u>SI</u>	<u>VI</u>	<u>NR</u>
a. Boat landings.....	18%	50%	30%	2%
b. Sports fields.....	31%	52%	13%	4%
c. Parks.....	23%	48%	25%	4%
d. Beaches.....	25%	49%	23%	3%
e. Bike trails.....	20%	50%	27%	3%
f. Snowmobile trails.....	31%	44%	22%	3%
g. Hiking trails.....	15%	52%	30%	3%
h. Ski trails.....	20%	53%	24%	3%
i. Hunting areas.....	25%	41%	31%	3%

13. **Annexation:** Do you agree or disagree with the following statement?

The Town should seek a border agreement with the city of Rhinelander in order to have a greater voice in annexation issues.

2% Strongly Disagree	34% Agree	15% Not Sure
3% Disagree	44% Strongly Agree	2% No Response

14. **Commercial and Industrial Development:** Do you agree or disagree with the following statements?

a. Town residents need a stronger voice in zoning changes.

1% Strongly Disagree	39% Agree	7% Not Sure
1% Disagree	50% Strongly Agree	2% No Response

b. The Town should designate sites for commercial and industrial development in preferred locations.

9% Strongly Disagree	34% Agree	15% Not Sure
7% Disagree	33% Strongly Agree	2% No Response

15. **Forestry/Land Management:** Do you agree or disagree with the following statement?

The Town should preserve Forest tracts for future forestry uses.

2% Strongly Disagree	38% Agree	13% Not Sure
5% Disagree	40% Strongly Agree	2% No Response

**Household Information**

16. *Residency:*

78% Year-Round 15% Seasonal 6% Absentee Property Owner 1% No Response

17. *Occupancy:* 97% Own home or land 1% Rent home or land 2% No Response

18. *What type of dwelling is your primary residence in the township?*

85% Single family home 1% Duplex 0% Condominium 0% Apartment 3% Mobile home  
8% Other, See comments at the end of the summary 3% No Response

19. *If you own, how much property do you own in the Town of Pine Lake?*

69% Under 5 acres	1% Greater than 160 acre
23% 5 to 40 acres	1% No Response
6% 41 to 160 acres	

20. *Which of the following best describes your residence in the Town of Pine Lake?*

55% Water front property 44% Non-water front property 1% No Response



21. *Years residing/visiting in Town of Pine Lake.*

2% Less than one year	11% 1-4 years	14% 5-10 years	12% 11-14 year
10% 15-20 years	49% Over 20	2% No Response	

22. *Age:* 20% 18-44 50% 45-64 27% 65 and over 3% No Response

23. *What do you like best about the Town of Pine Lake?* See comments at end of summary.

24. *What do you like least about the Town of Pine Lake?* See comments at end of summary.

THIS ENDS THE SUMMARY.



# Interested in the Town of Pine Lake's Future?

## Attend the Land Use Planning Open House & Public Informational Meeting

**When:** 6:30 p.m Thursday, November 8th, 2001

**Where:** Pine Lake Town Hall, 5413 River Road

**Why:** Discuss and review progress to date, including growth trends, population and housing forecasts, land use and zoning, and mapping information. The results of the community planning survey will also be presented. Please attend to discuss how this information will be used to help guide future decisions about property development.

**Who:** Residents, property owners

For more information, call Tim Oestreich - (715) 369-3596  
or Charles Wittrock - (715) 369-4776,  
or Tammy Flory (715) 362-2355

*Refreshments will be served*



## Interested in the Town of Pine Lake's Future?

### Attend the Land Use Planning Open House & Public Informational Meeting

**When:** 6:30 p.m. Thursday, November 8th, 2001

**Where:** Pine Lake Town Hall, 5413 River Road

**Why:** Discuss and review progress to date, including growth trends, population and housing forecasts, land use and zoning, and mapping information. The results of the community planning survey will also be presented. Please attend to discuss how this information will be used to help guide future decisions about property development.

**Who:** Residents, property owners

For more information, call Tim Oestreich - (715) 369-3596  
or Charles Wittrock - (715) 369-4776,  
or Tammy Flory (715) 362-2355

Refreshments will be served



## Interested in the Town of Pine Lake's Future?

### Attend the Land Use Planning Open House & Public Informational Meeting

**When:** 6:30 p.m. Thursday, November 8th, 2001

**Where:** Pine Lake Town Hall, 5413 River Road

**Why:** Discuss and review progress to date, including growth trends, population and housing forecasts, land use and zoning, and mapping information. The results of the community planning survey will also be presented. Please attend to discuss how this information will be used to help guide future decisions about property development.

**Who:** Residents, property owners

For more information, call Tim Oestreich - (715) 369-3596  
or Charles Wittrock - (715) 369-4776,  
or Tammy Flory (715) 362-2355

Refreshments will be served



## Interested in the Town of Pine Lake's Future?

### Attend the Land Use Planning Open House & Public Informational Meeting

**When:** 6:30 p.m. Thursday, November 8th, 2001

**Where:** Pine Lake Town Hall, 5413 River Road

**Why:** Discuss and review progress to date, including growth trends, population and housing forecasts, land use and zoning, and mapping information. The results of the community planning survey will also be presented. Please attend to discuss how this information will be used to help guide future decisions about property development.

**Who:** Residents, property owners

For more information, call Tim Oestreich - (715) 369-3596  
or Charles Wittrock - (715) 369-4776,  
or Tammy Flory (715) 362-2355

Refreshments will be served



## Interested in the Town of Pine Lake's Future?

### Attend the Land Use Planning Open House & Public Informational Meeting

**When:** 6:30 p.m. Thursday, November 8th, 2001

**Where:** Pine Lake Town Hall, 5413 River Road

**Why:** Discuss and review progress to date, including growth trends, population and housing forecasts, land use and zoning, and mapping information. The results of the community planning survey will also be presented. Please attend to discuss how this information will be used to help guide future decisions about property development.

**Who:** Residents, property owners

For more information, call Tim Oestreich - (715) 369-3596  
or Charles Wittrock - (715) 369-4776,  
or Tammy Flory (715) 362-2355

Refreshments will be served

Town of Pine Lake Comprehensive Plan Committee  
4154 Highway 17  
Rhinelander, WI 54501

Town of Pine Lake Comprehensive Plan Committee  
4164 Highway 17  
Rhinelander, WI 54501

Town of Pine Lake Comprehensive Plan Committee  
4164 Highway 17  
Rhinelander, WI 54501

Town of Pine Lake Comprehensive Plan Committee  
4164 Highway 17  
Rhinelander, WI 54501

## Meeting Notice -Town of Pine Lake Property Owners

**What:** Public Informational Meeting to Present draft *Pine Lake Year 2022 Comprehensive Plan*

**Where:** Town of Pine Lake Community Building (Town Hall), 5413 River Road

**When:** Tuesday, August 20, 2002, **Presentation: 7:00 PM** ; Doors open at 6:30.

The Town of Pine Lake is in the process of developing a Comprehensive Plan to manage growth for the next 15-20 years. The plan is being prepared by a consultant and the Pine Lake Comprehensive Plan (Land Use Planning) Committee. The Committee, a group of town residents, property owners, and local officials, have diligently worked toward developing ideas toward a town plan which represents the interests of all Town of Pine Lake property owners. The Committee has met 16 times over the past 18 months, with the last several meetings dealing with what, where, how, and how much land should be developed in the town.

The plan's foundation evolved from public input and directives. The town initiated the planning process with an Issues Identification Workshop held January 13, 2001 at the Pine Lake Community Building. The meeting's purpose was to focus and prioritize land use issues and concerns. The second phase of public input was through a community-wide planning survey in spring/summer of 2001, which focused the issues and ideas. A public informational meeting was held in November, 2001 to update residents on progress, planning goals and objectives, maps and information. The **August 20<sup>th</sup>** meeting is the next step of public participation. This packet of information is designed to inform you of what is occurring, and hopefully will stimulate thought and participation in this important process. **This packet contains the following:**

### Draft Year 2022 Preferred Land Use Map

The draft preferred land uses have been mapped and classified. Each color represents a different preferred use, and the map shows the preferred location. Each Preferred Land Use Classification broadly identifies the desired future condition of lands by describing the proposed use, location, and development density of all lands in the town.

### Questionnaire/Property Owner Survey

The questionnaire offers individuals an opportunity to respond to the information in the packet. The questionnaire can be either mailed to the Planning Committee by August 20<sup>th</sup> at the address provided on the questionnaire or it can be dropped off at the public informational meeting.

Please try to review the information in this packet and respond to the questionnaire prior to the meeting. We hope you can find the time to attend the August 20<sup>th</sup> public informational meeting. If you have issue with any of the material, please indicate and send it in with suggestions and reasons for your ideas. It is the town's intent to keep residents and property owners continually informed throughout this planning process. Thank you for your time and consideration. We hope to see you August 20<sup>th</sup>.

Sincerely, *The Pine Lake Comprehensive Plan (Land Use Planning) Committee*

Contact: Mr. Charles Wittrock, Committee Secretary 715.369.4776

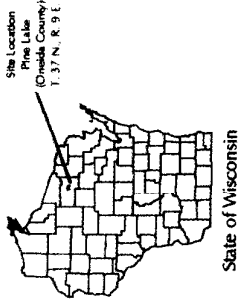
# YEAR 2022 PREFERRED LAND USE

## Town of Pine Lake

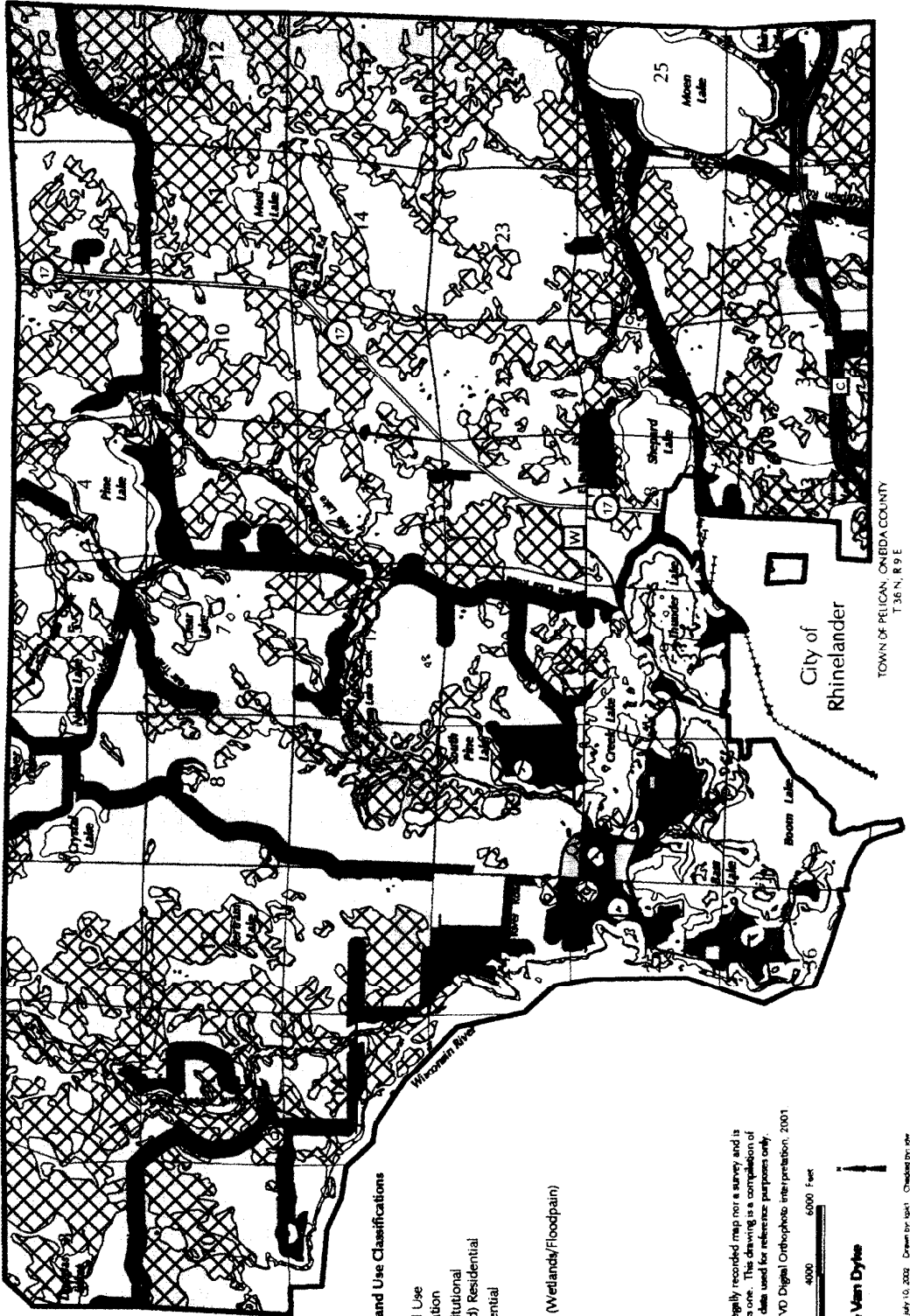
### Oneida County, Wisconsin

DRAFT

DRAFT



TOWN OF SUGAR CAMP, ONEIDA COUNTY  
T. 38 N., R. 9 E.



TOWN OF STELLA, ONEIDA COUNTY  
T. 37 N., R. 10 E.

TOWN OF PELICAN, ONEIDA COUNTY  
T. 36 N., R. 9 E.

#### Year 2022 Preferred Land Use Classifications

- Forestry
- S.T.H. '17 Mixed Use
- Parks and Recreation
- Government/Institutional
- Primary (Wooded) Residential
- Lakeshore Residential
- Rural Residential
- Other Features
- Natural Features (Wetlands/Floodplain)
- Surface Water
- Railroads
- Town Border
- Roads
- State Roads
- County Roads
- Section Numbers

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only.

Source: Oneida County a/d FWD Digital Orthophoto interpretation, 2001.



**Foth & Vann Dyke**

# TOWN OF PINE LAKE

## YEAR 2022 PREFERRED LAND USE PLAN

The Year 2022 Preferred Land Use Map represents the desired arrangement of preferred land uses on the Town of Pine Lake landscape 20 years into the future. Each classification broadly identifies the desired future condition of lands defined within the class boundary. This plan is intended to reflect community desires and serve as a guide for local officials to coordinate and manage future development of the town. **The following preferred land use classifications are proposed to allow discussion and debate. The classifications are not zoning districts and do not have the authority of zoning. Although advisory, the map and preferred land use classifications are intended to be used by town officials as a guide when reviewing lot splits, re-zoning requests, and revisions to the town zoning map. All lots of record would not be affected as they will be “grandfathered.”**

### **Lakeshore Residential (Yellow)**

- ◆ Preferred Use & Location: Single-Family residential development located along or in close proximity to shoreland areas and developed areas with road and highway access.
- ◆ Density: Low density residential area.
- ◆ Lot size: Proposed waterway classification system based on lake size to regulate on-water development. Lakes 50 acres or less in area should have 250' frontage width and a minimum lot size of 50,000 sq. ft. Lakes 50 acres to 500 acres should have 200' frontage width and a 40,000 sq. ft. lot size. Lakes 500 acres and

above in size should have 150' of water frontage and a 30,000 sq. ft. lot size.

- ◆ Proposed lot sizes slightly more restrictive than current Oneida County Shoreland Zoning Ordinance.
- ◆ Conditional Uses: Home Occupations in accordance with existing Oneida County zoning standards.
- ◆ Purpose: Quiet, comfortable residential living.
- ◆ 11.7% of total preferred land use.

### **Wooded Residential (Brown)**

- ◆ Preferred Use & Location: Residential development area intended to accommodate the continuation of residential development that is served by the existing town and county road network. Classification promotes residential in-fill and development where maximization of public services can be utilized.
- ◆ Density & Lot Size: Two (2) acre minimum lot size with 200' public road frontage requirements.
- ◆ Conditions: Proposed 50' no-clear/cut area along public road with 100' building setback & 20' side yard setback.
- ◆ Purpose: Efficient development while maintaining rural character along the road system.
- ◆ 13.2% of total preferred land use.

### **Rural Residential (Tan)**

- ◆ Preferred Use & Location: Intended for low density of development, including residential, agricultural uses, and possible low intensity commercial uses. Generally in areas greater than 300' from a public road and in areas experiencing pressure to

convert to a rural, low density, residential environment.

- ◆ Density & Lot Size: A five (5) acre minimum lot size is recommended for this area. (Density may increase as density bonus could be earned through clustering development to reduce cost of providing public services.)
- ◆ Conditional Uses: Limited commercial and recreational uses.
- ◆ Purpose: Rural, quiet living.
- ◆ 20.8% of total preferred land use.

### **Forestry (Dark Green)**

- ◆ Preferred Use & Location: Includes public and private lands in forest management programs, lands zoned forestry, lands utilized as industrial forest, lands beyond 1000' from public roads, or lands that do not have services such as electricity and access to public roads.
- ◆ Density & Lot size: Proposed 40 acre minimum lot size.
- ◆ Types of Uses: Seasonal dwellings and recreational use of property is only recommended, which is consistent with the minimum eligibility requirement of the Oneida County Zoning Ordinance and the WDNR Managed Forest Law (MFL) program.
- ◆ Purpose: This area is intended to preserve large tracts of forested land and natural areas in the town. New road construction should be discouraged in order to prevent fragmentation of wood lands. New road development should be related to the forest products industry and should not be public unless otherwise approved by the town.
- ◆ 35.7% of total preferred land use.

# TOWN OF PINE LAKE

## YEAR 2022 PREFERRED LAND USE PLAN

(continued from other side)

### **STH 17 Mixed Use (Light Red)**

- ◆ Preferred Use & Location: This area along the STH 17 corridor is identified for mixed uses as the area already contains a mixture of residential and commercial development.
- ◆ Density & Lot Size: Residential and commercial uses proposed for 50,000 sq. ft. per dwelling.
- ◆ Conditions: Possible multi-family uses with additional 8,000 sq. ft. applied per each additional unit. Coordinate development with WDOT relative to access to STH 17; May need to assess internal road access to individual lots, frontage road development, shared driveway & cluster development options.
- ◆ Purpose: Providing specific areas for commercial development will help to avoid potential conflicts between primary residential areas.
- ◆ General avoidance of large scale projects that would conflict with the character of the rural atmosphere.
- ◆ The STH 17 Corridor is currently zoned recreation and is already identified for mixed use development.
- ◆ 5.9% of total preferred land use.

### **Government/Institutional (Purple)**

- ◆ Preferred Use & Location: Intended to accommodate the cur-

rent and planned location of the Pine Lake Community Center/ Town Hall, Fire Station & Town Shop. This classification also includes the Pine Lake School and town-owned lands dedicated to public services.

- ◆ Conditions: The existing government and institutional land uses appear to be adequate for the next several years, however assessment of service needs should be evaluated annually.
- ◆ Purpose: Perform government functions necessary for town operations.
- ◆ 0.5% of total preferred land use.

### **Parks and Recreation (Light Green)**

- ◆ Preferred Use & Location: Public facilities for youth; Community recreation and education facilities; existing park areas. This classification is intended to accommodate the location of both public and private park and recreation facilities that serve the area, including but not limited to the Pine Lake Community Park, the Hodag festival grounds, private campgrounds and sports clubs, the Rhinelander County Club, & public boat launches.
- ◆ No additional parks planned. Recommended the town coordinate, maintain and improve the existing public park and recreation facilities as needed.

- ◆ Trail development and linkage to future town and county network to be explored.
- ◆ 1.3% of total preferred land use.

### **Natural Features (Blue X-Hatch)**

- ◆ This area is intended to identify environmentally sensitive areas within the town that are regulated by state and federal agencies. These areas consist of WDNR identified wetlands and flood plains, which combined, cover 41.3% of the town.
- ◆ These areas provide scenic open space and contribute significantly to community character, wildlife habitat, stormwater management, and help improve water quality.
- ◆ Other than trails or environmental education related activity, these areas should be maintained in their natural state and development should be avoided.

**Surface Water** comprises the remaining 10.9% of total land use in the town.

**Specific Industrial areas** have not been identified given the town's lack of sewer and water services. Possible light industrial development could occur in the STH 17 Mixed Use classification depending on conditions of the development.



## Pine Lake Property Owner Survey/Questionnaire

The Pine Lake Comprehensive Plan Committee would like to know how you feel about the Year 2022 Preferred Land Use Map and classifications. Please use this sheet to provide comments and suggestions.

Please be as specific as possible, and thank you for your time.

If you wish, you may identify yourself in the space provided below:

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

### Lakeshore Residential

Preferred Lot Size                      Location as Mapped                      Types of Uses Recommended  
 Agree  Disagree                       Agree  Disagree                       Agree  Disagree

Suggestions/Comments: \_\_\_\_\_  
\_\_\_\_\_

### Wooded Residential

Preferred Lot Size                      Location as Mapped                      Types of Uses Recommended  
 Agree  Disagree                       Agree  Disagree                       Agree  Disagree

Suggestions/Comments: \_\_\_\_\_  
\_\_\_\_\_

### Rural Residential

Preferred Lot Size                      Location as Mapped                      Types of Uses Recommended  
 Agree  Disagree                       Agree  Disagree                       Agree  Disagree

Suggestions/Comments: \_\_\_\_\_  
\_\_\_\_\_

### STH 17 Mixed Use

Preferred Lot Size                      Location as Mapped                      Types of Uses Recommended  
 Agree  Disagree                       Agree  Disagree                       Agree  Disagree

Suggestions/Comments: \_\_\_\_\_  
\_\_\_\_\_

### Forestry

Preferred Lot Size                      Location as Mapped                      Types of Uses Recommended  
 Agree  Disagree                       Agree  Disagree                       Agree  Disagree

Suggestions/Comments: \_\_\_\_\_  
\_\_\_\_\_

Survey \_\_\_\_\_

**Parks and Recreation**

Preferred Lot Size  
 Agree  Disagree

Location as Mapped  
 Agree  Disagree

Types of Uses Recommended  
 Agree  Disagree

Suggestions/Comments: \_\_\_\_\_  
\_\_\_\_\_

**Government/Institutional**

Preferred Lot Size  
 Agree  Disagree

Location as Mapped  
 Agree  Disagree

Types of Uses Recommended  
 Agree  Disagree

Suggestions/Comments: \_\_\_\_\_  
\_\_\_\_\_

Place 37¢  
stamp here.

Pine Lake Comprehensive Plan Committee  
P.O. Box B  
Rhineland, WI 54501-0077

The Town of Pine Lake is *proposing* to develop a lakes classification system (for lakes and rivers) that is more restrictive than Oneida County. The classification system would be based on lake size to regulate on-water development. Lakes 50 acres or less in area should have 250' frontage width and a minimum lot size of 50,000 sq. ft. Lakes 50 acres to 500 acres should have 200' frontage width and a 40,000 sq. ft. lot size. Lakes 500 acres and above in size should have 150' of water frontage and a 30,000 sq. ft. lot size.

Agree       Disagree       No Opinion

Suggestions/Comments: \_\_\_\_\_  
\_\_\_\_\_

**You may either send the survey to the town by August 20<sup>th</sup> or drop it off at the meeting. If you are sending it, please tri-fold the survey and tape the edge.**

**Thanks very much for taking the time to give us your opinion. We appreciate your participation!**

Survey \_\_\_\_\_

**Lakeshore Residential, Preferred Lot Size**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	60	51.7	58.8	58.8
	Disagree	42	36.2	41.2	100.0
	Total	102	87.9	100.0	
Missing	System	14	12.1		
Total		116	100.0		

**Lakeshore Residential, Location as Mapped**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	82	70.7	87.2	87.2
	Disagree	12	10.3	12.8	100.0
	Total	94	81.0	100.0	
Missing	System	22	19.0		
Total		116	100.0		

**Lakeshore Residential, Types of Uses**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	81	69.8	89.0	89.0
	Disagree	10	8.6	11.0	100.0
	Total	91	78.4	100.0	
Missing	System	25	21.6		
Total		116	100.0		

**Wooded Residential, Preferred Lot Sizes**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	73	62.9	70.9	70.9
	Disagree	30	25.9	29.1	100.0
	Total	103	88.8	100.0	
Missing	System	13	11.2		
Total		116	100.0		

**Wooded Residential, Location as Mapped**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	82	70.7	88.2	88.2
	Disagree	11	9.5	11.8	100.0
	Total	93	80.2	100.0	
Missing	System	23	19.8		
Total		116	100.0		

**Wooded Residential, Types of Uses**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	79	68.1	86.8	86.8
	Disagree	12	10.3	13.2	100.0
	Total	91	78.4	100.0	
Missing	System	25	21.6		
Total		116	100.0		

**Rural Residential, Preferred Lot Size**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	74	63.8	75.5	75.5
	Disagree	24	20.7	24.5	100.0
	Total	98	84.5	100.0	
Missing	System	18	15.5		
Total		116	100.0		

**Rural Residential, Location as Mapped**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	82	70.7	90.1	90.1
	Disagree	9	7.8	9.9	100.0
	Total	91	78.4	100.0	
Missing	System	25	21.6		
Total		116	100.0		

**Rural Residential, Types of Uses**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	75	64.7	86.2	86.2
	Disagree	12	10.3	13.8	100.0
	Total	87	75.0	100.0	
Missing	System	29	25.0		
Total		116	100.0		

**STH 17 Mixed Use, Preferred Lot Size**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	78	67.2	83.0	83.0
	Disagree	16	13.8	17.0	100.0
	Total	94	81.0	100.0	
Missing	System	22	19.0		
Total		116	100.0		

**STH 17 Mixed Use, Location as Mapped**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	79	68.1	88.8	88.8
	Disagree	10	8.6	11.2	100.0
	Total	89	76.7	100.0	
Missing	System	27	23.3		
Total		116	100.0		

**STH 17 Mixed Use, Types of Uses**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	77	66.4	88.5	88.5
	Disagree	10	8.6	11.5	100.0
	Total	87	75.0	100.0	
Missing	System	29	25.0		
Total		116	100.0		

**Forestry, Preferred Lot Sizes**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	76	65.5	76.8	76.8
	Disagree	23	19.8	23.2	100.0
	Total	99	85.3	100.0	
Missing	System	17	14.7		
Total		116	100.0		

**Forestry, Location as Mapped**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	84	72.4	90.3	90.3
	Disagree	9	7.8	9.7	100.0
	Total	93	80.2	100.0	
Missing	System	23	19.8		
Total		116	100.0		

**Forestry, Types of Uses**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	78	67.2	86.7	86.7
	Disagree	12	10.3	13.3	100.0
	Total	90	77.6	100.0	
Missing	System	26	22.4		
Total		116	100.0		

**Park & Recreation, Preferred Lot Size**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	78	67.2	92.9	92.9
	Disagree	6	5.2	7.1	100.0
	Total	84	72.4	100.0	
Missing	System	32	27.6		
Total		116	100.0		

**Park & Recreation, Location as Mapped**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	81	69.8	94.2	94.2
	Disagree	5	4.3	5.8	100.0
	Total	86	74.1	100.0	
Missing	System	30	25.9		
Total		116	100.0		

**Park & Recreation, Types of Uses**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	78	67.2	92.9	92.9
	Disagree	6	5.2	7.1	100.0
	Total	84	72.4	100.0	
Missing	System	32	27.6		
Total		116	100.0		

**Government/Institutional, Preferred Lot Size**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	81	69.8	96.4	96.4
	Disagree	3	2.6	3.6	100.0
	Total	84	72.4	100.0	
Missing	System	32	27.6		
Total		116	100.0		

**Government/Institutional, Location as Mapped**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	83	71.6	97.6	97.6
	Disagree	2	1.7	2.4	100.0
	Total	85	73.3	100.0	
Missing	System	31	26.7		
Total		116	100.0		

**Government/Institutional, Types of Uses**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	80	69.0	96.4	96.4
	Disagree	3	2.6	3.6	100.0
	Total	83	71.6	100.0	
Missing	System	33	28.4		
Total		116	100.0		

**Lakes Classification Proposal**

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Agree	50	43.1	50.0	50.0
	Disagree	42	36.2	42.0	92.0
	No Opinion	8	6.9	8.0	100.0
	Total	100	86.2	100.0	
Missing	System	16	13.8		
Total		116	100.0		

## Pine Lake Property Owner Survey/Questionnaire Suggestions and Comments, August 20, 2002 Public Informational Meeting

### Lakeshore Residential

- Larger water frontage requirements with 3 classes of waterways are not significantly (no flexibility in calculating water frontages required) larger than the county - gains are minimal - plus town administration and costs. Don't have a lot of frontage left to create new lots anyway!
- No house trailers in lakeshore residential. Need to correct "Creek Lake" to "Lake Creek Lake".
- There are some errors on map - after explanation on 8/20 it was more clear.
- Some areas are designated with yellow (Lake Res.) and the blue x-hatch (natural features - avoid development). How can it be both? Lot sizes puts too many homes on lakes. Every bit of lakeshore as residential dev. seems excessive; leave some natural.
- Include resorts (allow resorts to expand on existing land only).
- 50-50 acre size of 200' width is too large. Increasing the lot size to this size prevents the average homeowner from supporting its purchasing cost and associated tax costs. Only rich people will be able to afford these lots in Pine Lake. Are you considering fixed income retirement people?
- Don't make 100' lots on 20+ miles of river flowage non-conforming. You'll lower fair market value over time. Leave flowage lots at 100'!
- Should be larger.
- 50 acres or less, 200' frontage, 40,000 SF  
50-500 acres, 150' frontage, 35,000 SF  
500 or more, 150' frontage, 35,000 SF
- Lot sizes should not be more restrictive than Oneida Co. Shoreland Zoning Ordinance. I disagree with the word conditional in conditional uses.
- Lot sizes uniform no matter what size lake/river, 50,000 sq. ft.
- Would the proposed minimum lake frontage affect re-sale value? My pie shaped lot only has 70' of frontage on the lake. Widest lot side is on the road. What about effect on any rebuilding?
- Can't tell how far back the yellow is. Would people that already have 100 ft lots be able to build on these lots - if they can, then I would agree with lot size.
- Requirement too large.
- Only if grandfathered for existing.
- Oneida County has regulations controlling this. Do we need duplication, federal, state, county regulation. Does the town need to be involved.
- Frontage width and minimum lot size are too high, esp. lakes 50 acres or less. 150' (with no splitting or subdivision) probably more appropriate. (Question: Is any type of "town" sewer system a possibility in 20 years, which could effect land use, water quality, etc.?)
- If this is to apply to river frontage also there is no way 250' frontage could be obtained unless buying up several existing lots w/homes.
- We strongly recommend restricting further trailers/mobile home development on lakeshore areas.



- Undecided - as don't have enough info. on how this will impact water quality, etc. as our lakes seem to be getting pretty built up. Also, people building on the lakes aren't leaving enough of the shoreline looking natural.
- I think lakeshore lots are too high. We are retired and having a hard time paying on 87 ft. frontage. I would hate to have 200 ft. and pay the taxes. I am retired and bought my lake property 31 yrs. ago. I am now on a fixed income. I live out of state in the winter. I still have to pay like a tourist for my fishing license. It's lousy. We spend money up here 4 months a year, get nothing back.
- We have utilized our property for 35 years and making the lot size that large would eliminate uses of the property and I feel 90 to 150 feet is sufficient area.
- In a lot of cases it is impossible to get lot sizes that large. Most of existing lots with homes are not even close to that size lot.
- Lake size should not matter. All water front property should be 200' minimum frontage and lot sizes of 50,000 sq. ft. minimum.
- What is existing Oneida County zoning standards for lakeshore residential.
- Larger lot size.
- Flowage frontage should be 200' and spelled out (Flowages are especially scenic and attract many canoers, kayakers, and jet skiers and therefore, should be kept pristine); "No-wake" zones should be implemented and commercial development limited to landings, etc.; no mobile homes.
- Need side lot buffer areas for lots, suggest 10' no cut or building for shoreline lots.
- Suggest moratorium of any and all building on rivers and flowages between lakes.
- What if a resort or bar wants to build bigger. Could they without being re-zoned.
- 20 years from now the average person will have problem purchasing existing 100 ft. lots. Considering water way land costs - would existing properties be grandfathered? After 2022 could I sell my place with a 100 ft. of frontage? Or would I have to purchase 2- other 100 ft?
- Too large for locals to afford. What about river frontage? Existing business will be non-conforming.
- I am concerned that lake frontage will become unaffordable for long-term area residents.
- Already too many limitations.
- I would like to see some restrictions on putting up trailer houses.
- Why be more restrictive?
- I'm not the one that knows except we have too many boats on most lakes and not enough room for everyone.
- Lot size should be larger. Don't want a cluster of buildings on the lakeshore.
- By requiring the proposed lot sizes you will effectively eliminate moderate income people from ever owning a lake home. Suggest frontage of 150' minimum up to 500 acres - 200' @ 500 +.
- What happens to the people who have less than recommended lot size. Can they not repair or improve if they don't meet requirements?
- Our property is in S. 6 and is across from and abuts the Boy Scout Camp Tesomas property on Crystal Lake. There is one ??? standing private residence on the lake. I question why (and oppose) Crystal Lake as LR and not "P &R" private campground. No development should be allowed there! (Survey 109)

- Who would benefit from your suggested uses, no one. But you still want to collect your taxes and not let anyone use their land!
- I see no problem with 100' lake lots.
- What size is Wisconsin River frontage? You don't ??? Bay on Eagle Bluff subdivision is lakeshore - is WI River > 500 acres? (Survey 115)
- Each situation should be weighed on its own merits rather than having blanket restrictions. Not all lakes have 100% developable shorelines.

### **Wooded Residential**

- Two acre in-filling seems like it will discourage lots to be created.
- I think I agree on most of the use of wooded residential, but what regulations would apply when owners own both brown and tan? After 8/20 this concern was addressed.
- Must all road frontage be residential?
- 100' setback may not be realistic depending on lots trees.
- Should be larger.
- Conditions = good ideas as written.
- 75' setback building.
- Lot size description is vague.
- Set back from road could be less.
- Please explain what is in-fill?
- Requirement too large.
- Don't agree with conditions at all, footage is way too high for Bass Lake Loop area.
- About 30-40 years too late to see 2 acre lots. Even if present homes are "grandfathered" it would take 4-5 present lots to for a 2-acre one. Lots of taxpayers would be lost in future.
- One acre is big enough, less road frontage.
- I am concerned about the conditions of the 50' no clear cut and the 100' setback.
- Larger lot size.
- This classification should also limit residential development to single-family units; no mobile homes; no multi-family rental units.
- Good job.
- Suggest some macro limitation on timberland so that future generations will have at least 80% of the forest we currently have in the township.
- Limit development, especially subdivisions.
- I think I would want at least 2 acres for privacy and a 100 ft. setback for privacy problem there can be parcels only a 100 to 175 ft. of road frontage.
- I feel 100' building setback is too much.
- This will produce a driveway every 200' on all the town roads.
- Disagree with the 50' no clear/cut area along public roads.
- What about well planned subdivisions? One acre lots should be adequate.
- Minimum lot size (1) acre w/100' public road frontage requirements rest that is proposed looks good, thanks.
- Should be 3 acre minimum with 300' public road frontage. Even with 2 acre size it should be 300' public road frontage. Eliminate 50' no clear cut provision.
- I feel it is only appropriate to give my opinion on the classification where I reside.
- Cut down min. road frontage! It will create big problems!

- Something should be done about trailer houses! I am a victim of a nice house when I purchased it. Now I have 2 trailer houses on both sides of my house!
- I disagree with the proposed no clear-cut area and 100' set back conditions.
- Each situation should be looked at on it's own merits.

### **Rural Residential**

- I agree in most part.
- Area at Newbold town border south of Douglas Lake marked Rural Res, but there are no access roads to this area (in 3/4 mile east of town line).
- Should be larger.
- Cluster development is an abortion.
- Conditional uses - vs. - purpose doesn't make sense to me.
- Requirement too large.
- One acre lot.
- I live near one or two of these areas, one looks like a junk yard from a distance the other is a home that has never been finished. Some sort of zoning control is needed.
- What is density bonus?
- This is where a mobile home village or complex clusters should be.
- No subdivisions.
- This area should allow subdivisions with small lots to take the pressure off the town roads.
- Vehemently oppose any commercial use low density or otherwise! Vehemently oppose increased density through clustering and density credits. Particularly oppose this mapping in S. 6. NIMBY! This would further destroy the rural and quiet area here. In general, too high a % vis-a-vis overall uses.
- Each situation should be looked at on it's own merits.

### **STH 17 Mixed Use**

- What effect(s) will the STH 17 bypass have?
- Town and city of Rhinelander need to communicate as land is annexed to city.
- No multi-family units wanted along Hwy. 17.
- Should be larger.
- No opinion.
- No billboards.
- Suggest golf course.
- You must continue to look forward to commercial growth, as it appears that you are doing.
- Not all residents want to maintain the rural atmosphere. We need some large scale development in this area to generate some better paying jobs.
- Mapped areas show present residential as potential mixed use in our specific area. I think this does little to protect value of existing land owners.
- To vague on uses.
- Define "specific areas of commercial development" in plan to avoid future misinterpretation.
- 4 land highway someday will require easement land.
- Each situation should be looked at on it's own merits.

## **Forestry**

- 40 acres means no splits, too harsh!
- I foresee a problem in future with private lands held by individuals and companies.
- Would like to see more.
- 1000' ??? from public roads should be deleted. (survey 9)
- We wish Pine Lake township was as it used to be in the 1950's.
- Year around residential living should be allowed, the town should not propose a minimum lot size of 40 acres unless it is willing to purchase all of the private property at a fair market price.
- I would question lot size 40 acre minimum. If you wanted to buy or sell 5,10, 20 acres you couldn't?
- 20 would be enough.
- I would like to be able to see cabins on Creeks.
- Again, set a minimum amount of acreage for the township for all time. Also, set aside "X" amount of acres for forest park areas for future use!
- How hard would it be year round in stead of seasonal.
- Same as rural residential.
- More park area from this classification.
- 40 acres is tough when the majority of 40's are 35-39.5. Need to provision for year-round homes as well.
- Clearly define road development as only for forestry needs.
- Keep the trees - don't allow clear-cutting.
- The DNR doesn't belong involved in private lands. They are an organization way out of control in their field of public lands and lake.
- We don't need more DNR intervention.
- Each situation should be looked at on it's own merits. Note some has already been developed.

## **Parks and Recreation**

- If population grows as anticipated more land needs to be set aside for recreation.
- Hiking/ski/bike trails would be welcomed.
- Trail development has proven to be expensive and is used infrequently. This program should be eliminated with regard to future expansion.
- Country Fest should be removed or charged for the influx of people and hassle and damage to roads. The town receives nothing!
- Sports club on 'C' is a headache. The number of days and the late hours of use, and the loud noise!
- We would highly support development of bicycle trails linking to town and existing county trails.
- Is there a lot size for this designation? Is there a listing of all facilities that would fall under this heading?
- Turn gravel pit behind town hall into park.
- Need a long range plan which increases the amount of land for parks to include strategic water, forest and scenic sites.
- How about a park by the town hall instead of a gravel pit.

- Strongly suggest that the Hodag Festival grounds not be allowed to expand or increase in size. This event is a concern (and strain) for the surrounding residential area.
- This could and should be increased to better accommodate future population growth.
- More park areas.
- Trail future should have a timeline spelled out. Trails help maintain natural recreation areas and promote use by citizens.
- If subdivisions are planned leave a private access road to water and boat landing. Subdivision use only.
- What is size.
- Hodag Festival grounds are a high revenue commercial facility and should not be taxed as a game farm.
- The map shows area east of Clover Lane park and recreation which is wrong as you have part of our property, the horse farm and other lots in this category. There are already homes and lots in the area - The line should be about 680 ft. to the east. Included in Genisot Subdivision in 1978. Location W1/2 of NE 1/4, Sec. 24.

### **Government/Institutional**

- If town services personnel find adequate.
- The planned community center complex is not where I want to see the 101% increase in my property taxes spent.
- No opinion.
- Should the school forests be included in this classification.
- Appreciate the town of Pine Lake asking these questions and seeking our residents opinions.
- We need less land in government, which takes off the role.

### **Lakes Classification Proposal**

- See comments on lakeshore residential, too costly - town administration - increases in lot size not meaningful.
- Appreciate the fact that Pine Lake wants to be more restrictive - would even like to see it more so!
- Any lake size. Lot size should be 150' new subdivision 100' previous subdivision.
- Only rich people could afford to buy 200' of frontage.
- Refer to the "Lakeshore Residential". More information is needed to comment.
- Should be all a minimum lot size, no matter what size lake.
- Don't deviate or reduce.
- Lakes 50 or less acres, 200' frontage, 40,000 SF  
     50 to 500 acres, 150' frontage, 35,000 SF  
     500 or more acres, 150' frontage, 35,000 SF
- We have enough rules and laws now. We don't need any more.
- Pine Lake lakes classification should not be more restrictive than Oneida County.
- Uniform lot size - 50,000 sq. ft.
- I don't know what Oneida Co. has compared to what Pine Lake is proposing - what if there is a 100 ft. lot on any of these are the owner out of luck - trying to sell or build on these.

- Very little of the “lake classification” system is based on actual real world research. Who would supply the expertise to administer this program?
- Strongly agree with more restrictive than Oneida County. Good job!
- The less development on water the better.
- Stay the same as Oneida County.
- I believe this classification will help to prevent clutter on the lakes and rivers in our township.
- All should be same as lakes 50 acres or less.
- Rivers should be most restrictive; requiring riparians to own 200 or more feet of frontage and be kept in it’s natural condition; already the rivers attract many canoers and kayakers who travel looking for natural pristine conditions (no jet skiers or large engined boats speeding down our rivers in bass and muskie tournaments).
- We can not depend on county government to protect our lakes for the future.
- But should be judicious in grandfathering existing situations.
- Limit development as much as possible. Keep our area “The Northwoods” not Wausau, Madison, Milwaukee, Chicago, etc.
- This is a very good idea. We need to start thinking of the many lakes and rivers we have here in Pine Lake.
- Existing properties must be grandfathered.
- This proposal will only help to keep the poorer people off the lakes.
- With the stipulations that whatever restrictions were in effect at construction continue to govern that specific parcel. Zoning into obsolescence is not acceptable.
- I see the merits, however, we are reserving the waterfront for the well to do!
- We are not interested as we are not selling any land.
- I strongly disagree with a township making a classification system that is “more restrictive” than Oneida County’s. Oneida County’s rules are already too restrictive and Pine Lake leaders should take heed from the recent elections where all Planning and Zoning Board members lost their positions on the board.
- I don’t believe when somebody else try to tell you what you can have or do in your property we have already enough limitations in lake property, I don’t think we need more.
- For new development only I assume. Existing developments are exempt and considered “grandfathered”.
- Keep regulation to a minimum! Don’t regulate any more than the law requires, please!
- Larger lot sizes to prevent a cluster of buildings on the lakeshore.
- Too restrictive. The Oneida County planning and zoning committee is reviewing the county zoning and shoreland protection ordinance and is presently concentrating on chapter nine which deals with shoreland issues - a sensitive issue which needs less restriction, not more.
- 150' frontage, 50 to 500 acres. 200' frontage, 500+.
- I favor minimum development on lakeshores and hence favor larger minimum frontages and lot sizes. The graduated approach makes sense, but I suggest the ??? increases.  
(Survey 109)
- This only hinders the taxpayer from using and developing his land.
- Is this a tax rate division proposal?
- You should be less restrictive than the Oneida County system. Didn’t you notice what happened to the committee? How can this be preferred?

- Each situation should be looked at on its own merits.

**Other Comments and Suggestions**

- Pine Lake is to be applauded. Decisions need to be done today to benefit tomorrow!
- Overall, would like to see larger minimum lot sizes to minimize forest/wild-space fragmentation.
- When is Pine Lake going to place some effort towards cleaning up some of it's eye sores. Like Snug Harbor?
- You have a tough job and you will not make everyone happy. It appears you have done your homework and have produced some viable options.
- Good job people - We need this - thank you.
- Overall, good job on land use program, very professional.
- Over 50% of Pine Lake is water and wetlands this should be enough open space for most people. Plus all of the paper company forest lands.
- The committee seems to have worked hard on this project - keep up the good work!
- I think your plan committee did a fine job!!
- You're pricing many people out of what they may want to own. You are creating a "haves" and "have-nots". I hope the little persons voice is heard.
- Thanks for the incredible effort you have put into this process. I appreciate the opportunity to comment. I favor much less residential and commercial development and much more open space preservation. Therefore, I think the relative percentage of overall uses is too heavy on LR, WR, RR. Feel free to call me at work to discuss. (Survey 109).

There were also three letter submitted.

# Public Notice

## Interested in the Town of Pine Lake's Future?



## Please Attend the Comprehensive Land Use Planning Public Hearing

**When:** 7:00 p.m., Monday, January 27, 2003

**Where:** Pine Lake Town Hall, 5413 River Road

**Why:** To finalize the Town of Pine Lake's Year 2022 Comprehensive Land Use Plan. The meeting will focus on the Year 2022 Preferred Land Use Map, which displays the preferred use, location, and density of property in Pine Lake, as well as plan implementation. Please attend to see how this information could be used to guide future decisions about property development. A "Recommended Draft" of the Comprehensive Plan can be reviewed starting December 23, 2002 at the Pine Lake Town Hall and the Rhinelander District Library, 106 N. Stevens Street in Rhinelander, during normal business hours.

**Who:** Residents, property owners.

For more information, call Tim Oestreich - (715) 369-3596  
or Charles Wittrock - (715) 369-4776

Refreshments will be served



## Public Notice

### Interested in the Town of Pine Lake's Future?



### Please Attend the Comprehensive Land Use Planning Public Hearing

**When:** 7:00 p.m., Monday, January 27, 2003

**Where:** Pine Lake Town Hall, 5413 River Road

**Why:** To finalize the Town of Pine Lake's Year 2022 Comprehensive Land Use Plan. The meeting will focus on the Year 2022 Preferred Land Use Map, which displays the preferred use, location, and density of property in Pine Lake, as well as plan implementation. Please attend to see how this information could be used to guide future decisions about property development. A "Recommended Draft" of the Comprehensive Plan can be reviewed starting December 23, 2002 at the Pine Lake Town Hall and the Rhinelander District Library, 106 N. Stevens Street in Rhinelander, during normal business hours.

**Who:** Residents, property owners.

For more information, call Tim Oestreich - (715) 369-3596  
or Charles Wittrock - (715) 369-4776

Refreshments will be served

**Town of Pine Lake Comprehensive Plan  
Public Hearing, January 27, 2003, 7:00 PM  
Public Comments**

Mike Romportl

- Duplex zoning impacts (disbursing throughout town is good)
- Pg. 3-1, Cul-de-sac issues (Town advocacy decreasing) – Do not ban use of them
- Driveway lengths
  - Topographic impacts need to be considered
  - Don't limit use/length of driveways
- Pg. 6.1, Tourism/Economic Development Chapter
  - Mickeys/Sunset Bay (Oak Lane); Pine Harbor; Birchwood lodge.
  - The three resorts above are not identified on map & should be recognized on preferred land use map. (as Seebloom rezone to rec. from SF was).
  - Recognize the pre-existing use (licensing could be the determining factor).
  - County zoning does not show the resorts, the plan should.
- Consider 1.5 acre in wooded residential classification, not the 2 acres as recommended – conformance with state standards for subdivisions.
- Concern with proposed land division regulation relative to conformance to existing lots.
- 50' "clear zone" proposal along local roads will be a problem – too restrictive.
- Setback/enforcement problems with "clear zone" – reconsider this point

Ed Sackett

- Owns land (zoned recreation) on CTH W
- Questions on land division and zoning process; how you get things done, how does it work?
- His land zoned Recreation; what is allowed in recreational zoning versus the plan?

Brian Sturtevant

- Projects for housing, where from?
- Concern – low estimates?

Open Discussions

How deal with gravel pits?

Plan policy with gravel pits

New vs. existing parcels/process

Town of Pine Lake Comprehensive Plan  
 Monday, January 27, 2003, 7:00 p.m.  
 Pine Lake Community Center  
 Public Hearing

Sign-in please.

Please indicate your choice with (X)

Name	Address	I have Comments/ Wish to Speak	In Favor of Plan	In Favor w/ Modifications	Opposed To Plan
1. Michael Moran	5195 Forest Lane				
2. Brian Skreant	5253 Forest Lane				
3. Matt Mattoon	5359 Mandar Rd				
4. Richard Brown	4129 Hwy 17 No County "W"				
5. Ed Spoke II	5259 Serris Dr.				
6. Teri Sorensen	4111 Richmond Dr.				
7. Jack Bennett	6010 River Road				
8. Malcolm Moberg	6010 River Road				
9. Tamara Moberg	4020 Birch Road				
10. Sam Beard	4020 Birch Rd				
11. Frank Bennett	4852 W. Birchwood				
12. Steve Osterman	P.O. Box 400 Rhinelander				
13. Mike Ruppert	4133 Trails End Rd	X		X	
14. Florence Slett	3929 Tundra End Loop				
15. David Schwab	6152 Old Dr				

Town of Pine Lake Comprehensive Plan  
 Monday, January 27, 2003, 7:00 p.m.  
 Pine Lake Community Center  
 Public Hearing

Sign-in please.

Please indicate your choice with (X)

	Name	Address	I have Comments/ Wish to Speak	In Favor of Plan	In Favor w/ Modifications	Opposed To Plan
16.	Jeff Lynott	4731 Candlelite Ln				
17.						
18.						
19.						
20.						
21.						
22.						
23.						
24.						
25.						
26.						
27.						
28.						
29.						
30.						