

TOWN OF LYNNE

COORDINATED LAND USE PLAN



Swamsauger Creek

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Town of Lynne Planning Committee

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PREFACE

Chapter 1 of the Wisconsin Statutes contains general principles of law relating to sovereignty and jurisdiction, principles that set forth the public policy of the state regarding the relationship between the various sovereign levels of government. Public policy of Wisconsin, as that of any state, is set by the legislative representatives of the people.

A significant element of that public policy is the recognition of the relationship of local government with state government. The legislature includes in its statements of public policy its intention that the state coordinate with local government. The inclusion of coordination in this critical sovereignty and jurisdiction chapter should make it crystal clear that when the legislature uses the word “coordination” with regard to comprehensive planning and in other statutes; it means to emphasize the importance of local government in the sovereign to sovereign governmental relationships which make up Wisconsin government and law.

In Chapter 1, Section 1.13 the legislature specifically establishes the public policy of the state with regard to land use planning. One of the key elements of that policy is encouragement to all state agencies to coordinate with “nearby units of government,” which in its all inclusive fashion includes “local government.” When the legislature says that an agency is “encouraged” to take action, it is more than just a suggestion; it is a statement of public policy that the agency ought to take to heart. The people of Wisconsin are entitled to have the administrative agencies follow policy set by the legislature, and language of encouragement is certainly expression of policy. The direct statement of policy states that:

“...(2) Each state agency, where applicable and consistent with other laws, is encouraged to design its programs, policies, infrastructure and investments of the agency to reflect a **balance** between the **mission of the agency** and the following **local, comprehensive planning goals**:

- (b) Encouragement of neighborhood designs that support a range of transportation choices;
- (c) Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources;
- (d) Protection of economically productive areas, including farmland and forests;
- ...
- (g) Encouragement of **coordination and cooperation among nearby units of government**;
- ...
- (k) Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels;
- ...
- (m) Planning and development of land uses that create or preserve varied and unique urban and rural communities;

In the above sections the legislature has directed the agencies to the policy of the state that there be coordination between units of government, and that the agencies “balance” their mission under state law with “local” goals---and those goals are related to virtually every function and duty of local government: Support efficient transportation, protect and respect natural resources, protect and support economic stability and social cohesiveness within the uniqueness of the community.

Keep in mind the meaning of the word “coordination”. It is a word of common usage and the dictionary definition provides the common meaning related to equality of rank, not superior and subordinate ranking of any unit of government.

Clearly the Wisconsin legislature knows the difference between coordinate and cooperate, because in (2) (g), above, it encourages the agency to balance its mission to make room for “coordination and cooperation” with other units of government. It is obvious that the legislature understands that coordination is different from cooperation because it encourages development of both.

Court decisions make it clear that unless the legislature provides a specific definition of a word of common usage, it intends the common meaning.

Coordination, that is an equal ranking in policy discussions, is called for to make possible the legislative policy stated in subsection 3 of 1.13. There the legislature encourages the agency to administer any law under which “a local government unit prepares a plan” so that it’s planning requirements make it “practical for local governmental units to incorporate those plans into local comprehensive plans prepared under s.66.1001”. Note very clearly that it is not the policy of the state that the state agencies impose its plans and requirements on the local government. Rather, it is the policy of the state that the agencies make its requirements so consistent with local interests that it would be “practical” for local government to include the state plan into its own!

The remarkable element of this Chapter is that the upshot as to planning is that the state agencies administer itself in such coordination with local government that the local government would want to include the state agency’s plan into its own. So, the public policy as stated in Wisconsin law is not that the local government be dictated to from above, but that local government decides whether to include in its policy and plan, the plans adopted above.

In Section 1.11 the legislature mandates that as to every “major action” that significantly affects the quality of the “human environment” every state agency must “to the fullest extent possible” prepare an environmental impact statement in accord with the guidelines provided by the Council on Environmental Quality (CEQ) for National Environmental Policy Act (NEPA) studies. The National Environmental Policy Act requires “coordination” between plans prepared by federal, state and local governments.

The legislature could have mandated preparation of environmental impact statements without reference to the National Environmental Policy Act guidelines which are set by the Council on Environmental Quality, but it did not. The importance of the legislative tie to the CEQ guidelines is that the tie brings the state study in line once again with the coordination requirement as to local government.

In subsection (d) of 1.11 the legislature requires that each agency “study, develop and describe appropriate alternatives to recommended courses of action in any proposal which involves unresolved conflicts concerning alternative uses of available resources.” The obvious intention in this mandate is that the environmental study contains alternatives that would resolve inconsistencies caused by conflicts in policy. What “conflicts” are referred to by the legislature? Pretty clearly not conflicts just among staff of the agency because the director of the agency would take care of such conflicts administratively. Referring back to the provisions of 1.13 which encourage the agencies to promote coordination with local government and to develop their state plans in such a manner that local government will want to include the state plans within their local plans, doesn’t it seem relatively clear that subsection (d) refers at least to conflicts that exist between local government policies and state policies?

This reading of the “conflict” language is consistent with what the legislature has provided in Chapter 66, section 66.1001 (2) (g):

...
The element shall identify existing or potential **conflicts between the local governmental unit and other governmental units** that are specified in this paragraph and describe processes to resolve such conflicts.”

This language incorporates into Wisconsin law the “consistency” requirement which the federal statutes have included in their definition of “coordination” between federal agencies and local government. It requires that any plan created under Chapter 66 include a description of conflicts—existing or potential---between local government, county government and state government AND THE PROCESS BY WHICH SUCH CONFLICTS CAN BE RESOLVED. That is a mandate for the same process leading toward consistency as mandated by federal statutes.

The consistency process language is included in a paragraph that identifies one of the nine elements that must be included in a Chapter 66 plan. The element is called “Intergovernmental Cooperation”, but it includes the same resolution of conflict which is a critical element of “coordination”. Regardless of the title of the element, the importance is that the consistency element of “coordination” is made the law of Wisconsin.

**Resolution 2009-1
Town of Lynne**

ADOPTION OF COORDINATION

RESOLUTION OF THE TOWN OF LYNNE, ONEIDA COUNTY WISCONSIN, IMPOSING ITS AUTHORITY TO COORDINATE WITH, AND INSIST ON COORDINATION BY, FEDERAL AND STATE, COUNTY, CITY AND VILLAGE AGENCIES (COLLECTIVELY, “STATE,” “STATE AGENCIES” OR “LOCAL GOVERNMENT”) WITH MANAGEMENT, OVERSIGHT OR PLANNING DUTIES REGARDING LAND AND/OR NATURAL RESOURCES WITHIN THE JURISDICTION OF THE TOWN OF LYNNE.

WHEREAS; the Town of Lynne is a unit of local government under Chapter 60 of the Wisconsin Code;

WHEREAS; applicable provisions of the Constitution, statutes and regulations of the State of Wisconsin authorize the Town of Lynne plan for current and future land and resource uses and authorize the Town to exercise the police powers related to the public health and safety which are customarily reserved to local government;

WHEREAS; the governing body of the Town of Lynne has the responsibility to protect the Town’s tax base, protect the public health and safety, to take actions necessary to serve its citizens;

WHEREAS; in order to protect local authority to act in the best interests of the citizens, the Town must be in a position to represent the citizens in a meaningful way with the federal and “State” agencies and units of government which have management, oversight or planning duties regarding land and/or other natural resources within the jurisdiction of The Town of Lynne. “State” units of government include the state, counties, and cities of all classes, villages, and townships;

WHEREAS; the governing body of the Town of Lynne engages in local planning regarding current and future land use, natural resource use, roads and highways, and all elements of local authority recognized by Wisconsin law and the 10th Amendment to the United States Constitution, and;

WHEREAS; proper planning and management of land and/or other natural resources is an ongoing, dynamic, process requiring systematic and continual review and revision, in coordination with units and agencies of federal and state government, to best serve the interests and needs of the citizens of the Town of Lynne in relation to specific needs and circumstances as they may change from time to time, including, but not limited to comprehensive plans adopted by other units of federal and state government;

WHEREAS; applicable provisions of the Constitution, statutes and regulations of the State of Wisconsin mandating that state, county and local units of government assigned duties relating to management, oversight and planning of use of land and natural resources coordinate with the Town’s governing body include, but are not limited to § 1.11., § 1.12, § 1.13, Stats., Land use planning activities; § 16.023(1)(c), Stats., Wisconsin land council; § 16.965, Planning grants to local government units; and § 16.967, Land information program; and § 560.04, Stats.; and statutes relating to community planning;

WHEREAS; the common and ordinarily accepted definition of “coordination” as provided in standard dictionaries and common usage require that the Town of Lynne and those units and agencies of federal and State government required by law to coordinate with the Town be of equal status in the planning process and that plans proposed by such other units and agencies of federal and State government be consistent with those of the Town, and;

WHEREAS; the federal statutes and regulations relating to management, oversight and planning of use of land and natural resources include, but are not limited to, the National Environmental Policy Act which requires federal agencies to coordinate plans, functions, programs and resource actions with local government (42 U.S.C. Sections 4331(a) and 4332(2)); the Federal Land Policy and Management Act (43 U.S.C. Sections 1701 and 1712), which requires that the Secretary of Interior coordinate with local government and seek consistency between federal plans and actions and plans, policies and actions established and taken by local government; the National Forest Management Act (16 U.S.C. Section 1604); the Endangered Species Act (16 U.S.C. Section 1533); the Intergovernmental Cooperation Act and Presidential Executive Order No. 12372 require federal agencies to coordinate with local government so that local impacts from federal projects can be identified and mitigated; the Homeland Security Act which requires the Secretary to coordinate with local government; and various other statutes and regulations relating to clean water, clean air, wild and scenic rivers, conservation services, regulatory flexibility and recreation opportunities which require coordination as to lessening adverse impact on local government, and quality of data utilized by the federal agencies and state agencies involved in federal projects, and;

WHEREAS; the Code of Federal Regulations contains regulations issued by the Council on Environmental Quality, the Secretaries of Interior and Agriculture, the Environmental Protection Agency, requiring coordination with local government as to economic and social impacts of federal plans and actions on local government and defining coordination in a manner which gives local government equal status with federal and state agencies and units of government and;;

WHEREAS; the individual rights and interests of private citizens guaranteed and protected under the constitutions and laws of the United States and the State of Wisconsin, including but not limited to the United States Civil Rights Act which affords relief for denial of due process of law regarding land use actions, are substantially affected by sound land use planning,

NOW, THEREFORE, BE IT RESOLVED that the governing body of the Town of Lynne invokes the Town's legal standing and authority to coordinate with, and insist on coordination by units and agencies of federal and state government claiming jurisdiction over lands and/or resources located within the jurisdiction of the Town of Lynne pursuant to the federal and state constitutions, statutes and regulations recited above;

BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to units and agencies of federal and state government claiming jurisdiction over lands and/or resources located within the jurisdiction of the Town of Lynne, to the County of Oneida, and to all federal and state elected representatives;

BE IT FURTHER RESOLVED that the land use plan adopted pursuant to this Resolution shall be a dynamic, continually evolving plan requiring periodic review, assessment, and amendment in coordination with all agencies and units of federal and State government in relation to which the Town invokes coordination pursuant to this Resolution or subsequent Ordinances adopted pursuant to this Resolution and the federal and state constitutions, statutes and regulations recited herein. The Land Use Plan currently being developed by the Town of Lynne shall be enacted before January 1, 2012 and will contain at least all the elements specified in s. 66.1001(2) of the Wisconsin Statutes.

Approved and Adopted this 8th day of December, 2009.

Chairperson _____

Supervisor _____

Supervisor _____

SECTION 1: VISION STATEMENT & PUBLIC PARTICIPATION

VISION STATEMENT

The Lynne Town Board has studied the issue of planning for the future needs and land use within the township. With the support of the community, the Board decided to adopt the federal and state statutorily recognized process known as coordination. The definition of ‘coordination’ is *“the establishment of rank; equal, not subordinate”*. The Board adopted a Coordination Resolution on December 8, 2009, sighting state and federal statutes that grant us the right and ability to proceed. As a guideline for the Coordination Plan we are using the nine elements contained in the Wisconsin Comprehensive Planning Law ss. 66.1001.

Our vision is to create a plan that can be amended by the Town as the need arises. This plan allows the residents of the Town of Lynne to participate as active partners in the discussions and decisions regarding the use, health, safety, environment and economy of our community, as well as to be able to control the present and future use of our private and public property.

We recognize intergovernmental coordination as one of the most important elements of this type of plan, with the concept that all plans or actions being considered by government units (i.e. county, state) must be preceded by early notification to the Town, that is “before any meeting or public notice”. Early notice is critical to our community being meaningfully involved in any process that may affect the economy, environment or land use of our jurisdiction.

With this vision for the future, the Community and the Board can embrace the concept of coordinated decisions granted by the Constitutions of the United States of America and the State of Wisconsin, thereby protecting all of our individual property rights and promoting true social cohesiveness.

Public Participation:

To ensure public participation in the coordination planning process the Town of Lynne Planning Committee developed the following:

- Local citizens were encouraged to attend any or all planning sessions for updates, to join the Committee or make suggestions to the Committee.
- Local citizens were encouraged to attend both the public informational meeting and the public hearing to be informed about the progress and to offer comments or criticisms in an open forum.
- Local citizens were encouraged to access printed copies of drafts approved by the Committee as well as the minutes of meetings after approval. Copies are available at the Town Hall.

SECTION 2: ***MAPS***

This section includes the names and purposes of the maps that may be referenced throughout the various sections of this Coordinated Land Use Plan. The maps are as follows:

Map 1: General Location

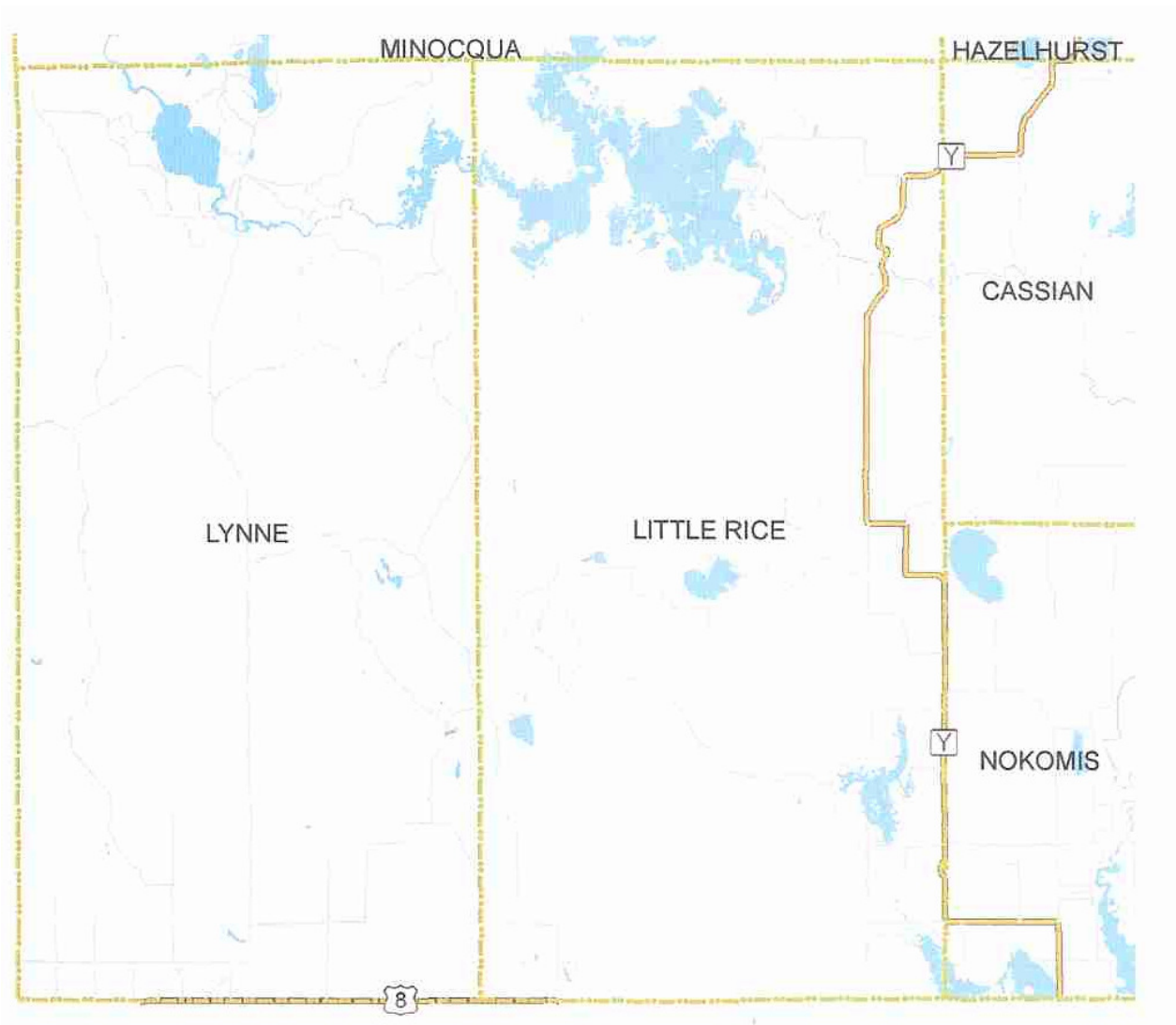
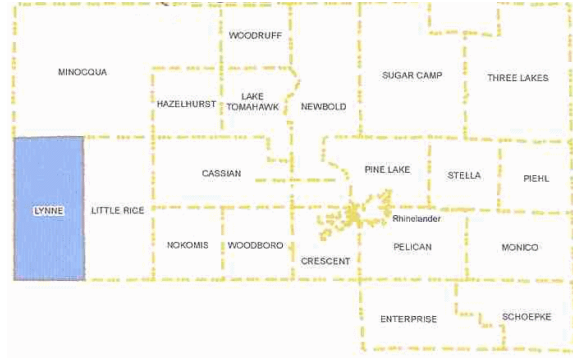
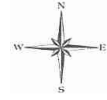
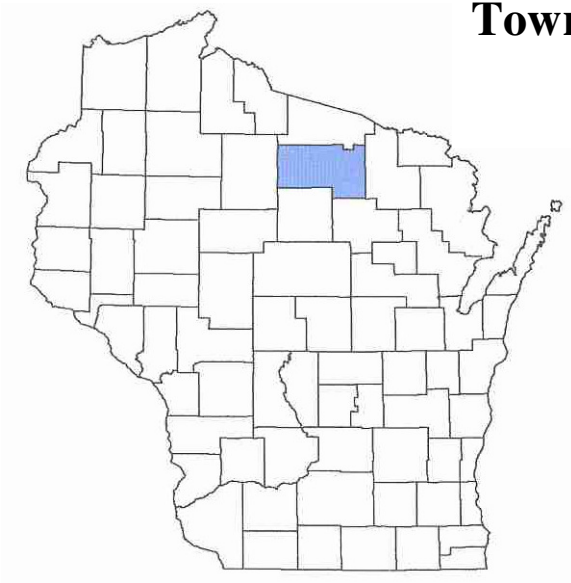
Map 2: Roads, Lakes, Rivers & Streams

Map 3: Community Facilities, Proposed Mine & Existing Gravel Pits

Map 4: Existing Land Use

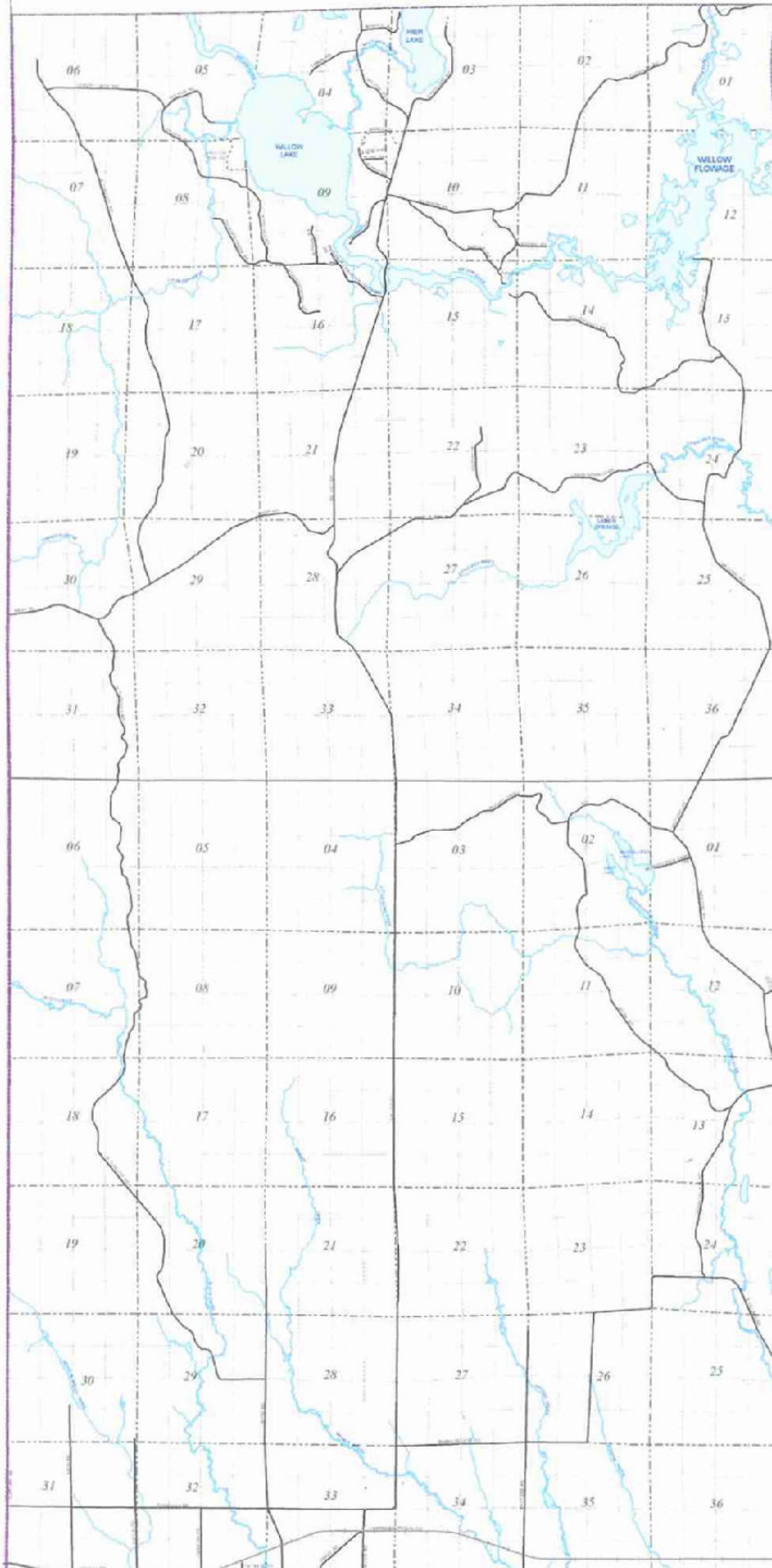
Map 5: Future Land Use

Town of Lynne - Location - Map 1



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

Town of Lynne Road Map



Scale
 1" = 2000'
 1:24,000

Owens County Land Information Office
 Wednesday, April 7, 2010 9:07:54 AM
 V:\Projects\Town\Special_projects\ymw\loutmap_11x17.mxd

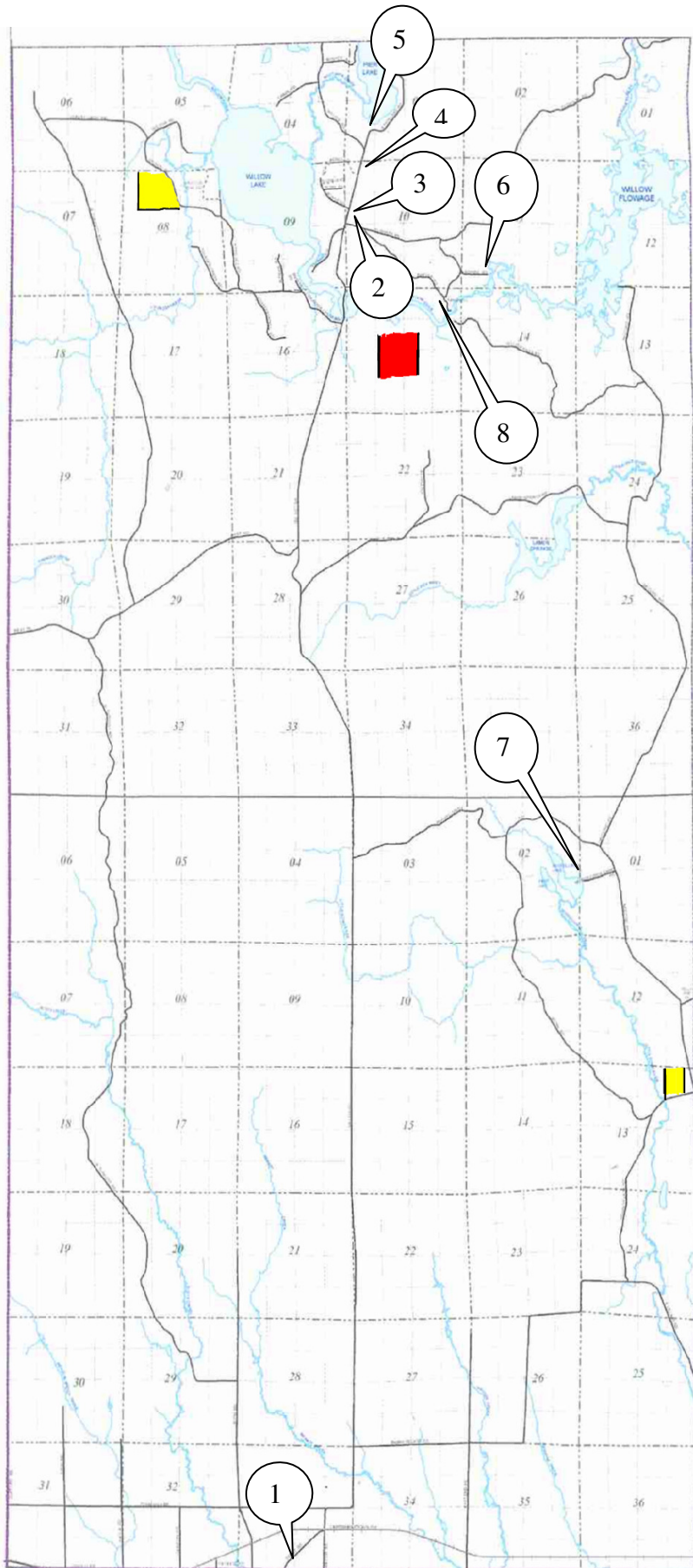
Road Features

- County
- County Forest
- Federal
- Municipal
- Private
- Railroad
- State
- State Forest
- Town

DATA SOURCES AND DISCLAIMER:
 Information depicted on this map was interpreted from aerial photography and various other public land records. An attempt was made to accurately represent the information herein, however, changes in the physical and cultural landscape may not be represented. This map is intended for planning and general use only, please refer to the original source documents for detailed information. Please contact the Owens County Land Information Office if you discover any discrepancies on this map.

Town of Lynne

Community Facilities, Proposed Mine & Existing Gravel Pits

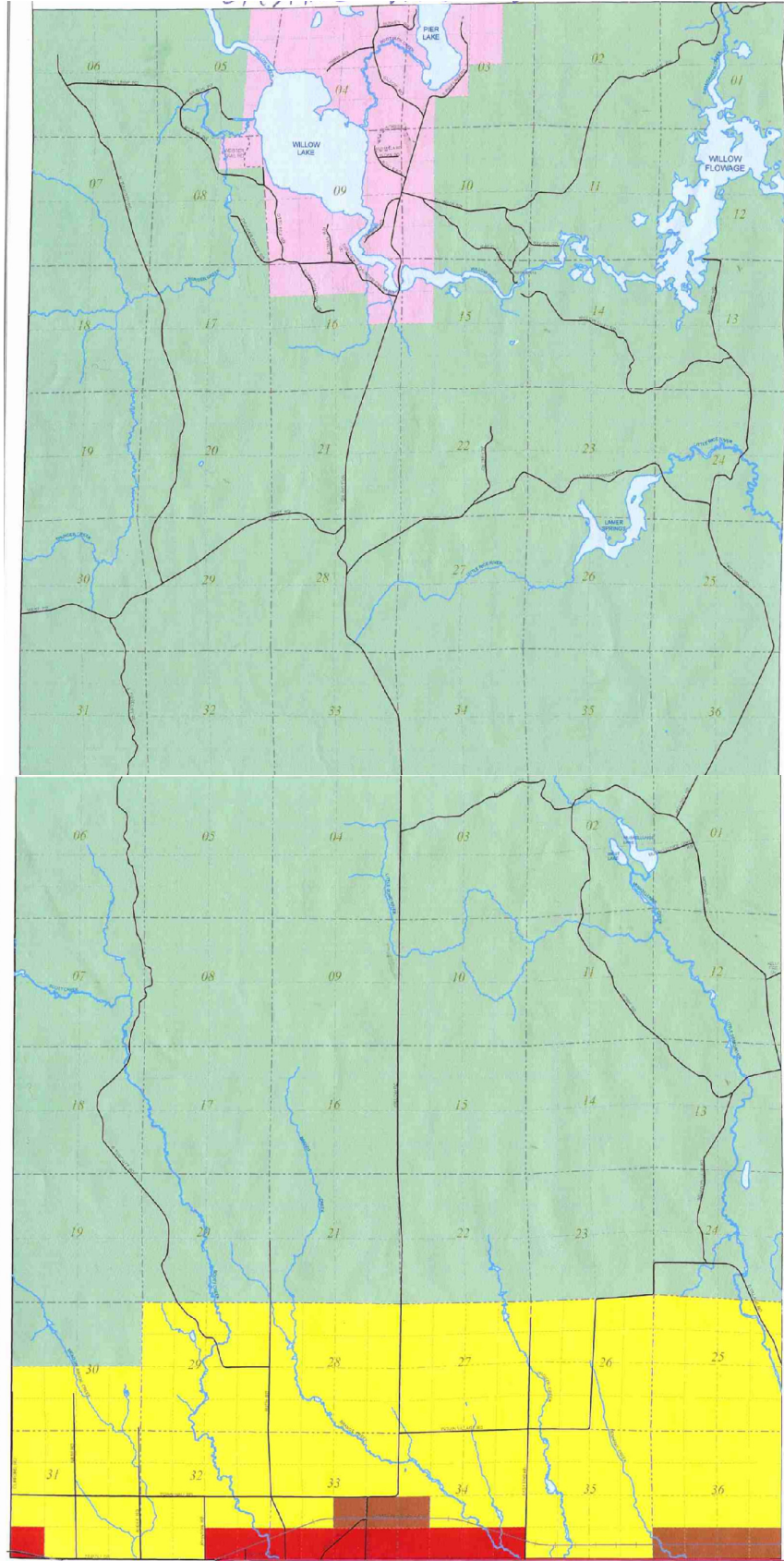


- 1-Post Office
- 2-Fire Department
- 3-Town Hall
- 4-Cemetery
- 5-Boat Landing
- 6-Boat Landing
- 7-Boat Landing
- 8-Picnic Area

Gravel

**Mineral
Deposit**

Information depicted on this map was generated from aerial photographs and other public land records. An attempt has been made to represent all information as accurately as possible; however, all changes in the physical and cultural landscape may not be represented. This map is for planning and general use purposes only. More accurate information may be available at Oneida County.



*The Town of Lynne
Existing Land Use*



Zoning Legend

District

-  Business B-1
-  Business B-2
-  City of Rhinelander
-  Forestry 1A
-  Forestry 1B
-  Forestry 1C
-  General Use
-  Manufacturing and Industrial
-  Multiple Family
-  Recreational
-  Residential and Farming
-  Residential and Retail
-  Rural Residential
-  Single Family
-  Unzoned

DATA SOURCES AND DISCLAIMERS:

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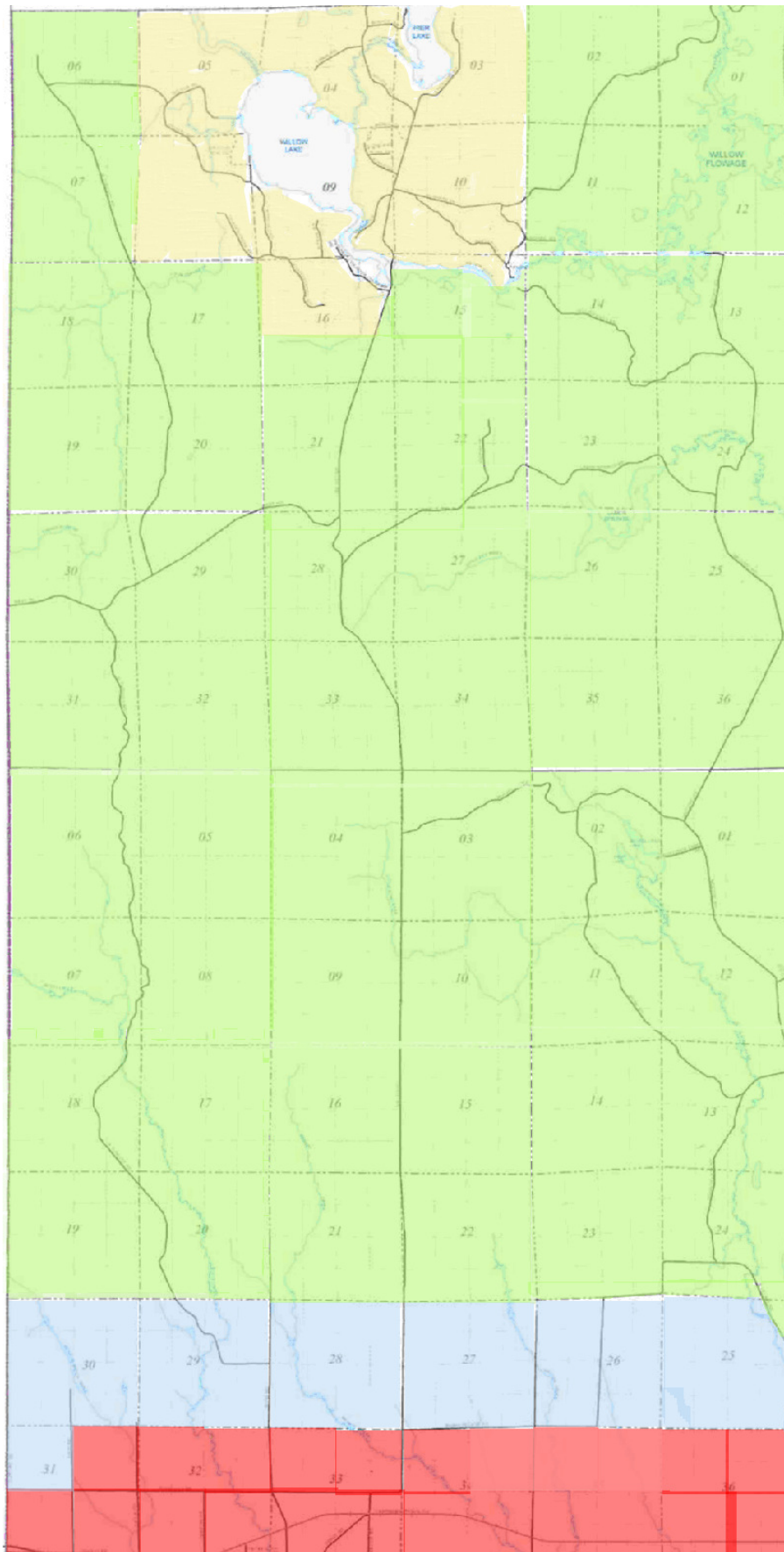
Zoning districts represented on this map were provided by the Oneida County Planning and Zoning Department. Zoning Districts frequently change and/or may be to small at this map scale is to accurately depict, therefore, this map should be used as only a general guide to zoning. Contact the Oneida County Planning and Zoning department at (715)369- 6130 for more current zoning information.

Town of Lynne

Future Land Use Map

Legend

-  **Recreation**
-  **Forestry**
-  **Homestead**
-  **Business & Manufacturing**



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SECTION 3: NINE ELEMENTS

The nine elements that are being used as a guideline for the Town of Lynne's Coordination Plan, contained in ss. 66.1001, are addressed as outlined below. Each element is discussed in further detail in the following sections of this plan.

ELEMENT 1 – SECTION 4; ISSUES & OPPORTUNITIES

Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20 year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its coordination plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

ELEMENT 2 – SECTION 5; HOUSING

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

ELEMENT 3 – SECTION 6; TRANSPORTATION

A compilation of objectives, policies, goals and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

ELEMENT 4 – SECTION 7; UTILITIES & COMMUNITY FACILITIES

A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities, and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

ELEMENT 5 – SECTION 8; AGRICULTURAL, NATURAL & CULTURAL OPPORTUNITIES

A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

ELEMENT 6 – SECTION 9; ECONOMIC DEVELOPMENT

A compilation of objectives, policies, goals and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional, and state economic development programs that apply to the local governmental unit.

ELEMENT 7 – SECTION 10; INTERGOVERNMENTAL COOPERATION

A compilation of objectives, policies, goals and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for citing and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at least 200 assigned military personnel or that contains at least 2000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s.66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts. *Cooperation is a key element in coordinating resolution of conflict to reach consistency.*

ELEMENT 8 – SECTION 11; LAND USE

A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial, and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land use conflicts. The element shall contain projections, based on the background information specified in Element 1, for 20 years, in 5 year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in Element 4, will be provided in the future, consistent with the timetable described in Element 4, and the general location of future land uses by net density or other classifications.

ELEMENT 9 – SECTION 12; IMPLEMENTATION

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in Elements 1-8. The element shall describe how each of the elements of the coordination plan will be integrated and made consistent with the other elements of the coordination plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the coordination plan. The element shall include a process for updating the coordination plan. A coordination plan under this subsection shall be updated no less than once every 10 years.

SECTION 4: ISSUES & OPPORTUNITIES

A. BACKGROUND INFORMATION

1. POPULATION TRENDS AND FORECASTS

In 2000, 210 people lived in Lynne. Between the 1990 and the 2000 Census, the Town of Lynne's population increased by 34%, as shown in Table 4-1 below. Both the county and the state grew more slowly than Lynne, with growth rates of 16.1% and 9.6% respectively. Lynne added 52 people from 1990 to 2005. According to the 2007 population estimate of 216 people living in Lynne, the population has grown by 6 people since the 2000 Census.

TABLE 4-1						
POPULATION TRENDS (# of people)						
	1990	2000	2005 ESTIMATE	% CHANGE 1990-00	% CHANGE 2000-05	% CHANGE 1990-05
Town of Lynne	157	210	209	33.8%	-0.5%	34.1%
Town of Minocqua	3486	4859	5174	39.4%	6.5%	48.4%
Town of Little Rice	196	314	319	60.2%	1.6%	62.8%
Town of Wilson, Lincoln County	238	299	316	25.6%	5.7%	32.8%
Town of Somo, Lincoln County	116	121	139	4.3%	14.9%	19.8%
Town of Knox, Price County	420	399	408	-5.0%	2.3%	-2.9%
Town of Hackett, Price County	214	202	203	-5.6%	0.5%	-5.1%
Oneida County	31,679	36,776	38,073	16.1	3.5	20.2
Wisconsin	4,891,769	5,363,675	5,580,757	9.6	4.0	14.1

Source: U.S. Census & WDOA Demographics Service Center

Table 4-1 above also displays the total population for the Town of Lynne in comparison to neighboring towns, the county, and the state. Taking into consideration the population estimate of 2005, Lynne has not grown at the same pace as the surrounding towns in Oneida County, but has done better than the surrounding towns in other counties and better than the county and state averages.

TABLE 4-2						
POPULATION ESTIMATES & PROJECTIONS (# of people)						
	2005 ESTIMATE	PROJECTION 2010	PROJECTION 2015	PROJECTION 2020	PROJECTION 2025	% CHANGE 2005-2025
Lynne	209	214	215	215	215	2.9%
Minocqua	5174	5484	5752	5985	6209	20.0%
Little Rice	319	368	391	412	431	35.1%
Wilson	316	334	351	366	382	20.9%
Somo	139	142	152	162	171	23.0%
Knox	408	379	368	357	341	-16.4%
Hackett	203	215	220	226	228	12.3%
Oneida County	38,073	38,284	38,846	39,254	39,674	4.2%
Wisconsin	5,580,757	5,751,470	5,931,386	6,110,878	6,274,867	12.4%

Source: WDOA Demographics Service Center

Population projections in Table 4-2 above show the Town of Lynne growing over the next 20 years (2005-2025) by 2.9% as compared with its 33.8% growth between 1990-2000 (Table 4-1). The decline is not explained by the source and should be questioned.

2. HOUSEHOLD TRENDS AND FORECASTS

In 2000, the 210 residents in the Town of Lynne formed 92 households. Total households are projected to increase by 12 in 2025 (see Table 4-3 below), which reflects the population growth projected in Table 4-2. Average household size in Lynne was 2.18 people in 1990 and 2.28 people in 2000. Table 4-3 also reflects an increase in Lynne's population, while Lynne and Little Rice's average household size increased from 1990 to 2000, but Minocqua's declined.

TABLE 4-3						
HOUSEHOLD TRENDS & PROJECTIONS (# of households)						
	TOTAL 2000	PROJECTION 2005	PROJECTION 2010	PROJECTION 2015	PROJECTION 2020	PROJECTION 2025
Lynne	92	95	99	102	103	104
Minocqua	2189	2385	2606	2801	2960	3095
Little Rice	138	153	171	186	199	210
Wilson	130	139	151	162	172	181
Somo	57	63	70	76	82	88
Knox	173	172	174	174	174	168
Hackett	78	82	88	93	97	100
Oneida County	15,333	15,992	16,809	17,469	17,934	18,265
Wisconsin	2,084,556	2,190,210	2,303,238	2,406,789	2,506,932	2,592,462

Source: U.S. Census & WDOA Demographics Service Center

3. AGE DISTRIBUTION

Understanding population distribution by age can be important in the planning process. Two age groups 1) people 5 to 17 years old, and 2) people 65 years and older, are often referred to as dependent populations and have different needs. The younger group requires schools, and the older group is retiring from the work force. Table 4-4 shows each of these groups in 1990 and 2000.

In 1990, the median age of Lynne’s population was 51 years. At that time, residents of the County had a slightly higher median age (38.7 years), but older than the State (32.9 years) as a whole. The Town of Lynne had a lower proportion of population (12.7%) of school age (5-17 years) than the County (17.4%), but similar to the State (19.0%). Lynne’s over-65 population (24.2%) is much higher than the County (18.1%), and the State (13.3%).

By 2000, the median age of Lynne’s population had declined 4.9 years to 46.4 years; which is still higher than the County’s median age (42.4 years) and higher than the State’s (36.0 years). All of the surrounding towns also have higher median ages than the State. The Town of Lynne’s school age population (5-17 years) decreased to 11.9% in 2000. This is still a much lower proportion of the population than the County (17.6%), and the State (19.1%); both of which remained about even from 1990 to 2000. Lynne’s over-65 population of 25.7% is higher than the County, which rose slightly (18.7%), and is higher than the State (13.1%), which remained largely unchanged.

TABLE 4-4						
AGE DISTRIBUTION 1990 TO 2000						
		% of Population				
	YEAR	<5	5-17	18-64	65+	MEDIAN AGE
Lynne	1990	3.2%	12.7%	59.9%	24.2%	51
	2000	4.8	11.9	57.6	25.7	46.4
Minocqua	1990	4.2	15.4	55.9	24.5	47.1
	2000	4.2	15.4	55.9	24.5	47.1
Little Rice	1990	4.1	10.7	65.3	19.9	47.8
	2000	2.2	16.2	64.0	17.5	43.9
Wilson	1990	3.4	21.4	55.9	19.3	42.2
	2000	5.0	13.0	60.5	21.4	47.5
Somo	1990	2.6	17.2	62.9	17.2	45.8
	2000	2.5	14.0	60.3	23.1	47.6
Knox	1990	6.7	16.9	53.6	22.9	39.4
	2000	3.5	17.3	61.4	17.8	42.8
Hackett	1990	10.3	15.0	54.2	20.6	34.6
	2000	5.0	22.3	52.5	20.3	41.0
Oneida County	1990	6.3	17.4	58.2	18.1	38.7
	2000	4.7	17.6	59.0	18.7	42.4
Wisconsin	1990	7.4	19.0	60.3	13.3	32.9
	2000	6.4	19.1	61.4	13.1	36.0

Source: U.S. Census

Age Distribution, continued;

A shifting age structure can affect a variety of services and needs within a community including transportation, housing, elderly care, and schools. It will become increasingly important to retain or attract younger age groups in order to provide for service demands and maintain the workforce. The Town of Lynne’s population shows a population heavily skewed towards older age groups, particularly the middle age groups. This is most likely to be attributed to the large number of retirees and recreational housing in the Town. Lynne has a small school age population (5-14 years), but the 15-34 age group is larger. Almost 30 percent of households have resident 65 years or older, and another 30 percent of households contain someone 18 years old or younger.

4. EDUCATION LEVELS

The educational attainment level of persons within a community can be an indicator of the overall income, job availability and well being of a community.

In 1990, 66.7% of the Town of Lynne’s population age 25 and over were high school graduates, compared to 77.6% in the County and 78.6% in the State. By 2000, the percentage of high school graduates had increased significantly to 81.6% in the Town, and rose significantly in both the County (85.1%) and the State (85.1%). See Table 4-5 below for details.

Take into consideration that the source of this information is the US Census Bureau and that all participants may not have been willing to answer these questions at the time they were counted.

TABLE 4-5						
EDUCATION LEVELS (# of people)						
	LYNNE		ONEIDA COUNTY		STATE OF WI	
	1990	2000	1990	2000	1990	2000
Less than 9th Grade	16	6	2,167	1,160	294,862	186,125
9-12 Grade/No Diploma	30	21	2,796	2,791	367,210	332,292
High School Diploma	64	79	8,379	9,648	1,147,697	1,201,813
College/No Degree	8	29	3,952	5,733	515,310	715,664
Associate Degree	20	7	1,558	1,837	220,177	260,711
Bachelor Degree	0	0	2,199	3,444	375,603	530,268
Graduate/Professional Degree	0	5	1,102	1,836	173,367	249,005
% High School Graduate or Higher	66.7%	81.6%	77.6%	85.1%	78.6%	85.1%
% Bachelors Degree or Higher	0	3.4	14.9%	20.0%	17.7%	22.4%

Source: U.S. Census

5. INCOME LEVELS

In 1990, the median household income for the Town was 30.4% lower than Oneida County and about 43.5% lower than the State. On a per capita basis, the income of Lynne's residents was 16% lower than that of the County, and about 10% lower than the State in 1990.

Between 1990 and 2000, Town of Lynne's median household incomes increased 64.4%, resulting in median household income of relatively the same as the County (1.3% higher) but significantly lower than the State (18.0%) for the year 2000. On a per capita basis in 2000, Lynne's income grew 51.7% but was 8.9% lower than the County, and 26.1% below the state. See Table 4-6 below.

TABLE 4-6						
INCOME LEVELS						
	1990			2000		
	Lynne	Oneida Cty	WI	Lynne	Oneida Cty	WI
Median Household Income	\$16,635	\$23,901	\$29,442	\$27,344	\$37,619	\$43,791
Per Capita Income	\$9,814	\$11,681	\$13,276	\$16,429	\$19,746	\$21,271

Source: U.S. Census

6. EMPLOYMENT CHARACTERISTICS, TRENDS AND FORECASTS

According to the 2000 census, the population aged 16 years and older was 160, and 88 of these people were not in the labor force, the civilian labor force (population 16 and over) living in the Town of Lynne was 72 people in 2000, with 3 people unemployed for an unemployment rate of 4.2%. The unemployment rate for the county was 6.1% at that time

B. ISSUES

One of the primary duties of all government is to protect the inherent rights of its citizens, and the Town of Lynne has undertaken to protect the rights of its citizens as stated in Resolution No. 2009-1. The coordination process provides local citizens the opportunity to sit at the table with officials and planners and represent our interests in retaining a safe, healthy, socially cohesive and economically stable citizen base at our town level.

It is not the goal of this plan to include every issue that may affect the town in this plan at this time. Rather, issues will be addressed as they arise now and into the future by the Town of Lynne Board and its residents. Issues being discussed at the present time, however, are included below.

1. NR115 SHORELAND ZONING REVISION

The WDNR has been working on rewriting administrative rule NR115 for over seven years. To date, WDNR refuses to allow those most directly impacted from a health, safety, economic, or environmental aspect to see the new rule. Draft language proposes to: increase natural shoreline thus creating an environment for the habitat of mosquitoes and ticks; cause elimination or relocation of existing structures causing serious implications to a town's tax base, as well as to homeowner's pocketbooks; hinders resident's constitutionally established "inalienable" right to own property; as well as far reaching effects to the areas tourism industry. The Town of Lynne has required WDNR to coordinate with the Town Board prior to the adoption of any revision to NR115.

2. LAND ACQUISITION

The majority of land within the Town of Lynne is forested. Some private woodlands in the town are enrolled in Managed Forest Law (MFL). This program provides a lower annual tax rate per acre, in exchange for required management practices through an approved forest management plan. Lands entered into the MFL program greatly reduces the amount of revenue the town would normally receive if the same lands were not enrolled in the program.

Additionally, more than 95% (more than 45,000 acres) of land or water within the Town of Lynne is owned by the State of Wisconsin or Oneida County and is therefore tax exempt. Coupled with land enrolled in the MFL program, these lands significantly result in lower revenue for the town. Lower revenues result in the town not having sufficient funds to administer the town's normal functions. Unfunded mandates handed down by the state add tremendous additional financial hardship upon the town, as the state does not help fund the town's administrative duties in implementing the mandates.

The Town of Lynne does not support any additional purchasing of lands within the town by the government or governmental agencies. These purchases remove property from the tax base, and additionally remove private property from the private sector thereby eliminating the ability of town residents to purchase property, pay taxes, and create wealth and prosperity. Also, the Town of Lynne does not support the continual forcing of unfunded mandates upon the town, ultimately raising taxes on residents.

3. STATISTICAL DATA

It is important to note that much of the statistical data contained in this Coordination Plan may be more than 10 years old because that is the most current data readily available to the Town. Census data, for example, are assumed accurate in years a census was performed (1990, 2000), however, projections and estimates for other years are made by the Census Bureau and may not reflect actual data for those years. Similar outdated statistical data and maps, or even the lack of readily sufficient data is also relevant to other sections of this Coordination Plan.

Fortunately this Plan allows the Town the opportunity to update data within our Coordination Plan as more accurate and current data becomes available. A U.S. Census study, for example, is scheduled for 2010. The Town recognizes that an amendment may be necessary once the new census data becomes available, or at any other time the Town Board deems necessary.

C. OPPORTUNITIES

Through the coordination process, the Town of Lynne and its residents have the opportunity to meet and discuss, as equals, with regulatory bodies proposing a limitless array of rules, laws, and regulations ultimately affecting the safety, health, economy and environment of the town and its families. The Town Board of Lynne will enter into the coordination process to seek out solutions to issues of utmost importance to the Town and the residents of the Town. We trust that regulatory bodies will coordinate with the Town of Lynne for the benefit of our residents.

D. GOALS, OBJECTIVES & POLICIES

1. GOALS

It is the goal of the Issues & Opportunities section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

2. OBJECTIVES

It is the objective of the Issues & Opportunities section to achieve our goal through local control by utilizing the coordination process at the township level.

3. POLICIES

Any policies adopted by the Town or Planning Committee must be consistent with the goals of this section.

SECTION 5: HOUSING

A. BACKGROUND

The 2000 U.S. Census reports the Town of Lynne had 92 occupied housing units (or households) within its unincorporated boundary, and 204 vacant units. Average household size in the occupied housing units was 2.28 persons. The average household size for Oneida County was 2.34, and 2.50 for the State of Wisconsin.

The Town has experienced that most of its lake frontage has been developed, leaving mostly off-water property for future development.

B. HOUSING STOCK ASSESSMENT

The following is an attempt to inventory the existing housing stock in the Town of Lynne. While there are some dwelling units in need of repair or removal, these are few in number and the majority of available housing should be adequate to maintain average living conditions for residents.

1. AGE CHARACTERISTICS

The age of the housing stock in the Town of Lynne is widely varied. Table 5-1 below provides a summary of age characteristics by age cohort.

TABLE 5-1				
AGE OF HOUSING STOCK				
AGE COHORT	NUMBER	% OF TOTAL	ONEIDA COUNTY	WISCONSIN
1990-2010	60	17.8%	58.6%	16.8%
1980-1989	52	15.4%	19.4%	10.8%
1970-1979	40	11.9%	12.0%	16.9%
1960-1969	61	18.2%	*10.0%	11.9%
Pre-1960	123	36.7%		43.7%
TOTAL	336			

Source: U.S. Census, * Data was combined in Census

Age Characteristics, continued;

Almost 46% of the housing stock in Lynne was constructed between 1970 and 2000. In comparison, 58.6% of houses constructed in Oneida County were between 1990 and 2010. This shows that the Town of Lynne has substantially older housing stock than Oneida County. Lynne has slightly newer housing stock when compared to the state. Given Oneida County's reputation as a tourist retreat and retirement destination, it would not be surprising if Lynne experienced small amounts of new home construction in the future.

Oneida County shows that from 2001 through 2008, building permits within the shoreland area were 145. This does not include the un-zoned areas. Lynne experienced good growth from 2002 through 2004 but has slowed down since, with only 9 homes in 2007.

2. STRUCTURAL CHARACTERISTICS

The actual housing stock in Lynne is comprised mostly of single family residences with 4 rooms on average. Table 5-2 below shows the composition of rooms per household.

Table 5-2		
Structural Type		
Sing. Fam.	272	81.1%
Multi-Fam	0	0%
Mobile Home	56	16.6%
Other	8	2.3%
TOTAL	336	

Source: U.S. Census

3. SEASONAL HOUSING

Seasonal housing plays an important role in the demographics and economy of Oneida County. Every year, thousands of absentee landowners visit their properties in the Northwoods for recreation. Most of these landowners permanently reside and are employed in southern Wisconsin or Illinois. As a result, there are a significant number of homes in the area that are vacant for long periods of time (usually in the winter). The 2000 U.S. Census estimates that 68% of total housing units in Lynne are seasonal or vacant.

4. VALUE CHARACTERISTICS

Homes in the Town of Lynne may be valued as high as \$200,000, but this is uncommon. Most homes in the town are valued between \$50,000 and \$100,000 according to the 2000 census. This holds true for Oneida County and the State of Wisconsin as well. The town is also comparable to the County and State with low home values and high values. Table 5-3 below summarizes and compares home values in Lynne with Oneida County and the State.

TABLE 5-3				
HOME VALUES				
VALUE, \$	NUMBER	% OF TOTAL	ONEIDA COUNTY	WISCONSIN
Less than \$50,000	8	2.38%	7.1%	6.5%
\$50,000 to \$99,999	168	50.0%	39.3%	35.4%
\$100,000 to \$149,999	104	30.95%	24.3%	30.6%
\$150,000 to \$199,999	56	16.67%	12.6%	15.5%
\$200,000 to \$299,999	0	0%	11.5%	8.5%
\$300,000 to \$499,999	0	0%	4.4%	2.7%
\$500,000 to \$999,999	0	0.0%	0.8%	0.7%
\$1,000,000 or more	0	0.0%	0.1%	0.1%
TOTAL	336			

Source: U.S. Census

5. OCCUPANCY CHARACTERISTICS

The 2000 U.S. Census reports the Town of Lynne had 92 occupied housing units (or households) within its unincorporated boundary, and 204 vacant units. Average household size in the occupied housing units was 2.28 persons. The average household size for Oneida County was 2.34, and 2.50 for the State of Wisconsin.

The Town has experienced that most of its lake frontage has been developed, leaving mostly off-water property for future development.

6. PARCEL SALES

Since 2000, the Town of Lynne had 27 total sales as follows: 4 off-water residential sales, 6 on-water residential sales, 1 commercial/industrial sale, and 16 vacant lot/acreage sales. Table 5-4 below gives the sales range of each type of parcel sold since 2000.

TABLE 5-4	
2000-2008 SALES, TOWN OF LYNNE	
TYPE OF PROPERTY & SALE PRICE	NO. OF SALES
Residential Off-Water	
\$0 - \$100,000	4
\$100,000 - \$200,000	0
\$200,000 and above	0
Residential On-Water	
\$0 - \$100,000	1
\$100,000 - \$200,000	5
\$200,000 - \$300,000	0
\$300,000 - \$400,000	0
\$400,000 and above	0
Commercial/Industrial	
\$75,000 and above	1
Condominium	
\$0 - \$100,000	0
\$100,000 - \$200,000	0
\$200,000 - \$300,000	0
\$300,000 and above	0
Vacant Lot Off-Water	
\$0 - \$30,000	9
\$30,000 - \$50,000	5
\$50,000 - \$80,000	2
\$80,000 - \$100,000	0
\$100,000 - \$200,000	0
\$200,000 and above	0
Vacant Lot On-Water	
\$200,000 - \$300,000	0

C. ROLE OF TOWNSHIP

It is not the role of the Town of Lynne to provide an adequate housing supply for the residents of the Town, but rather to provide limited government interference so that housing is affordable and obtainable to residents of all ages, income levels, and special needs. The Town of Lynne offers every reasonable opportunity for residents to build affordable housing without restriction of the Town. “Affordable” housing is different to every homeowner. No other land use promotes and enables residents to build and maintain what they view as affordable, like an unzoned or generalized land use does. Areas currently zoned within the Town by Oneida County as General Use and Single Family Residential, also exhibit and offer a broad spectrum of housing choices to residents of all ages, income levels, and special needs. Through the coordination process, the Town and its residents will be able to make every effort to ensure that this freedom continues now and into the future.

D. GOALS, OBJECTIVES & POLICIES

1. GOALS

It is the goal of the Housing section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

2. OBJECTIVES

It is the objective of the Housing section to achieve our goal through local control by utilizing the coordination process at the township level.

3. POLICIES

Any policies adopted by the Town or Planning Committee must be consistent with the goals of this section.

SECTION 6: TRANSPORTATION

A. REVIEW OF PLANS & PROGRAMS

The Town of Lynne recognizes that Oneida County and the State of Wisconsin have jurisdiction over the county and state highways that create boundaries of the town. In an effort to maintain a safe and efficient transportation system that continues to meet the needs of residents, the Town of Lynne expects to coordinate with both the county and the state concerning transportation issues that may affect the town if necessary.

There are NO county roads in the Town of Lynne. All roads within the Town are Town roads and are maintained by the Town. The total roads in the Town of Lynne at the time of this writing are 80.76 miles of Town road.

B. TRANSPORTATION MODE INVENTORY

1. HIGHWAYS

Public highways are generally classified by two different systems, the jurisdictional and the functional. The jurisdictional class refers to which entity owns the facility and holds responsibility for its operations and maintenance. The functional class refers to the role the particular segment plays in moving traffic within the overall system. The functional classification system groups streets and highways into classes according to the character of service they provide. This character of service ranges from providing a high degree of travel mobility to providing land access functions. The current classification system used in Wisconsin consists of five classifications divided into urban and rural categories.

TABLE 6-1				
ROAD MILEAGE BY JURISDICTION & FUNCTIONAL CLASS				
	FUNCTIONAL CLASS			
JURISDICTION	ARTERIAL	COLLECTOR	LOCAL	TOTALS
State	4.40			4.40
County				
Town		20.09	60.67	80.76
TOTALS	4.40	20.09	60.67	85.16

Source: WisDOT

Functional classifications are used to determine eligibility for federal aid. For purposes of functional classifications, federal regulations define urban as places of 5,000 or more population. Therefore, the rural classification applies for the Town of Lynne. A summary of the rural functional classification system is below.

Rural Highway Functional Classification System

Principal Arterials – Serve interstate and interregional trips. These routes generally serve to connect all urban areas greater than 5,000 population. The rural principal arterials are further divided into 1) interstate highways and 2) other principal arterials.

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

Major Collectors – Provide service to moderate sized communities and other inter-area traffic generators and link those generators to nearby larger population centers of higher function routes.

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

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

Source: WisDOT

State Highway 8 borders much of the south border of the Town.

In addition to these main classifications, a road or segment of road may also hold a variety of other designations including county forest road, rustic road, emergency route, truck route, etc. There are no rustic roads within the Town of Lynne.

Many of the roads within the Town of Lynne are Town roads maintained by the Town solely. They exist to provide access to forests and private lands and are improved from time to time.

2. TRUCKING

State Highway 8 is the ‘principal arterial’ highway that most serves the Town of Lynne. Whatever traffic on Willow Road that comes south links with Hwy 8 to access neighboring communities and interstate traffic systems. Willow Road runs north and south through the entire length of the Town of Lynne. At approx. 14 miles long, it is classified as a ‘major collector’. Temporary weight restrictions designed to prevent road damage, may limit hauling capacity during the spring of each year on county highways and local roads as a 5 ton limit applies to all town roads during the time when the frost leaves the ground. All town roads are accessed by trucks mostly for logging purposes. Logging is done by contract with the county or by private persons including PCA paper mill in Tomahawk. Much of the logging product is also taken to Prentice.

3. BICYCLING & WALKING

Bicycling and walking is legally allowed on all local roads within the Town. And it is utilized by many persons.

4. TRANSIT AND TRANSPORTATION FOR THE DISABLED

There is no local access to public transportation in the Town of Lynne.

The Oneida County Department of Aging currently coordinates driver-escort service to residents of Oneida County, which includes Lynne. Escort drivers provide transportation for elderly and disabled residents that qualify as a priority trip purpose. Travel includes both in and out of county travel, and volunteers generally drive any time or day necessary.

5. SNOWMOBILE & ATV TRAILS

The Town of Lynne recognizes and supports the vital role snowmobile trails play in sustaining local businesses and the winter economy within the town. Lynne has approximately 60 miles of trails in our town, linking Lynne to surrounding towns of Little Rice, Knox, and Somo. These trails ultimately link the town to the City of Wausau, the Upper Peninsula of Michigan, and the State of Minnesota. These trails are supported by donations of the businesses and residents of Lynne in time, labor, equipment and money; and the Willow Region Sportsman Club.

Lynne currently has numerous public ATV trails within the town. Like snowmobile trails, ATV trails play a vital role in sustaining the local economy within the town. Currently, all roads in the Town of Lynne are ATV designated trails except for a large portion of Willow Road from Indian Village Rd. north to Thunder Creek Rd. The Town has encouraged cooperation with other towns to expand the trail system.

6. RAILROADS

There is local access to rail service in the Town of Lynne. The local service is for freight only but runs east and west at the southern part of the Town. It is operated by the Wisconsin Central Railroad and makes runs to Tomahawk and Prentice.

7. AIR TRANSPORTATION

There are no public airports in Lynne. The Rhinelander/Oneida County Airport (RHI) in Rhinelander is the closest public airport to Lynne.

8. WATER TRANSPORTATION

There are no commercial harbors or ports within the county or Town so there is no significant water transport of passengers or freight. However there are 6 boat launches on three bodies of water within the Town for recreational purposes. The bodies of water in the Town are Willow Lake, Pier Lake and the western portion of the Willow Flowage.

C. TRANSPORTATION PROGRAMS

The Wisconsin Department of Transportation is the primary provider of programs to assist local transportation systems. The Town of Lynne generally utilizes the following programs to finance roadwork with the town:

- General Transportation Aid
- Town Road Improvement Program (TRIP)
- Tax Levy

D. CONSTRUCTION, MAINTENANCE AND PLOWING

On a monthly basis, the Town of Lynne Board reviews local road conditions and any transportation concerns that may arise. It is the goal of the town to provide safe and efficient roads which are built to satisfy the needs of local businesses, residents, and emergency services. Current general specifications for roads built within the Town of Lynne are listed below. Specific requirements as determined by the Town of Lynne would depend upon a project's specific characteristics and conditions.

- 20' to 24' minimum' road bed
- 6" minimum gravel base
- 18' to 20' paved road, 2"-3" average compacted thickness
- 4' shoulders
- Breaker Run

The Town of Lynne currently is responsible for maintaining and plowing all local roads.

E. GOALS, OBJECTIVES & POLICIES

1. GOALS

It is the goal of the Transportation section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

2. OBJECTIVES

It is the objective of the Transportation section to achieve our goal through local control by utilizing the coordination process at the township level.

3. POLICIES

Any policies adopted by the Town or Planning Committee must be consistent with the goals of this section.

SECTION 7: UTILITIES & COMMUNITY FACILITIES

A. INVENTORY

1. WATER AND TREATMENT FACILITIES

The Township of Lynne is not serviced by a municipal water or sewage treatment facility. There is no concentration of the population which would allow for a centralized system at this time. Water wells and sewage systems are individual household units which are permitted and inspected by Oneida County.

2. LICENSED LANDFILLS/RECYCLING

Solid waste removal, including recyclable materials, for most of the households and businesses in the township is currently provided by the Town who contracts with an outside contractor to haul waste to the landfill and oversee recycling of materials as necessary. This service is provided free of charge supported by taxes. These services can also be obtained through several large companies and smaller, local owner-operated businesses. Individuals may also haul solid waste and recyclable materials to Oneida County Solid Waste for a fee.

3. STATE AND COUNTY PARKS, AND FOREST LAND

While there are no state or county parks located within the township, there are several large areas of county forest, and some state forest land, both which occupies a vast majority of the total acreage of the township, providing various recreational opportunities.

Lynne maintains its own park facility at the town hall grounds located near the intersection of Willow and Flowage roads. The facility includes:

- Town hall building equipped with a full kitchen and serving area, available for groups and private parties.
- Town shop
- Fire and ambulance building available for public group use.
- Willow Region Sportsman Club storage building.
- Ball diamond and open park field.

Residents can interact and socialize in various ways including the Pier Willow Seniors Citizens Association, the Willow Region Sportsman's Club and through social functions put on by those venues as well as the Willow Region Volunteer Fire & Rescue Department.

The Town Hall is available for rent to residents and others under established guidelines.

4. CEMETERIES

The town established a public cemetery in 1991 located on Willow Road, which is supported through tax monies and is maintained by the town. Donations by citizens of Lynne in time, labor, and money have made improvements to the cemetery over the past several years.

5. COMMUNICATION TOWERS AND DSL

Currently, there is a communication tower located just east of Thunder Creek Road on county land. The tower is currently used for emergency government communications, and cellular phone service. (Cellcom)

Access to DSL (digital subscriber line) computer internet service is currently available through CenturyLink telephone company which serves the entire Town.

The town is also currently working with the State Dept. of Transportation to host the site of a GPS beacon as part of a network of pillars (CORS System) to aid state and private surveyors.

6. ENERGY FACILITIES

Electric service is provided by three different sources to households and businesses in the township. Exel Energy serves the southernmost part of the town, while Wisconsin Power serves another portion in the south part of town north of the railroad tracks. The northern part of the Town is served by Price Electric Co-Op. While electric service is available to all locations, natural gas is not available to any residents.

The Town of Lynne will continue to encourage the private sector to supply access to natural gas service to all residents of the town.

7. SCHOOLS AND TECHNICAL COLLEGES

Lynne is located in the Prentice School District along with neighboring towns to the west. Nicolet Area Technical College is located in Rhineland and provides on campus classes for adults in many technical areas. Off-campus outreach programs and continuing education classes are also provided through the college at various sites including Lynne.

8. DAY CARE

Privately run daycare facilities are available within the town, as well as in neighboring townships.

9. MEDICAL FACILITIES

There are no medical facilities located in the township, but Medic 4 ambulance is housed at the Nokomis town fire building and is manned by full time EMS personnel. Hospitals are located in Rhineland, Eagle River, and Minocqua and Tomahawk with various medical and dental clinics in those cities.

10. FIRE, RESCUE, AND POLICE

The residents of Lynne are served by their own volunteer fire department which is networked into the Oneida County Emergency Government mutual aide system with other township fire departments. The department currently has at least 20 members and is constantly striving to procure funds to purchase newer and additional equipment.

The members train monthly as well as attend meetings.

Police service is provided by the Oneida County Sheriff's Department.

11. MAIL SERVICE

The town is part of an area where mail service is provided by a post office located in the Town of Lynne at the southern end of the town. The mailing addresses within the entire town are in the postal area of Tripoli with a zip code of 54564.

B. GOALS, OBJECTIVES & POLICIES

1. GOALS

It is the goal of the Utilities & Community Facilities section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

2. OBJECTIVES

It is the objective of the Utilities & Community Facilities section to achieve our goal through local control by utilizing the coordination process at the township level.

3. POLICIES

Any policies adopted by the Town or Planning Committee must be consistent with the goals of this section.

SECTION 8: AGRICULTURAL, NATURAL & CULTURAL OPPORTUNITIES

A. AGRICULTURAL

1. BACKGROUND

Agriculture in the Town of Lynne is a small contributor to the economy. Twenty Five percent of the land has the ability to be used as farmland. Current crops produced in the Town of Lynne are vegetables, fruit, grape vineyards, hay, beef, pork, maple syrup, chickens, eggs, turkeys, ducks, tree farms, potatoes and grains. Some of the finished products produced in the Town of Lynne are maple syrup, hay for livestock, wine, jams and jellies, fruit, vegetables, meat for home consumption and Christmas boughs.

2. INVENTORY

AGRICULTURAL AREAS

The potential of the soils in the Town of Lynne are excellent for the production of crops. There are active agricultural fields operating in the Town of Lynne, located in the southern portion of the township. The Town of Lynne recognizes and supports the vital role agriculture plays in supplying open markets with obtainable crops, as well as providing a living for many residents of the town.

B. NATURAL

1. BACKGROUND

The Town of Lynne is approximately 46,442 acres in size. Approximately 9,400 acres is farmland. The elevation of this farmland is 1500' above sea level. Topography of farmland is gentle slope. We are located at the end of the glacial region known as the Wisconsin Valley Lobe.

2. INVENTORY

WATER RESOURCES

Surface Water

Surface water resources support the Towns economy by attracting tourists and providing a good quality of life for residents and wildlife. Like every town in Oneida County, the Town of Lynne has significant surface water resources. Numerous streams drain the town and numerous small pothole lakes and ponds are scattered throughout the town. Willow Lake, Pier Lake, and the Willow Reservoir are the major water bodies present in the Town of Lynne. Together with that part of the Willow Reservoir within the town, Lamer Springs and the Willow Rapids give the Town of Lynne some unique surface water features.

Outstanding and Exceptional Water Resources

Outstanding Resource Waters (ORWs) and Exceptional Resource Waters (ERWs) share many of the same environmental and ecological characteristics. The primary difference between the two is that ORWs typically do not have any direct point sources discharging pollutants directly to the water. In addition, any pollutant load discharged to an ORW must meet background water quality at all times. Exceptions are made for certain types of discharge situations to ERWs to allow pollutant loads that are greater than background water quality when human health would otherwise be compromised.

One area of water is listed as an ORW, that being the Willow Reservoir. Nine areas of water bodies are listed as ERWs within the Town, all of them being designated rivers or creeks.

Wetlands

Wetlands form an important role in the proper function of the hydrologic cycle. Wetlands act as water storage mechanisms in times of high water. Like sponges they are able to absorb excess water and release it back into the watershed slowly, preventing flooding and minimizing flood damage.

All plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Wetlands also have a role in this function. Wetland waters, with flat surface and flow characteristics, allow particles of toxins and nutrients to settle out of the water column. Plants take up certain nutrients from the water. Other substances can be stored or transformed to a less toxic state within wetlands. As a result rivers, lakes and streams are cleaner.

The Town of Lynne coordination plan treats all land types, and their interaction with other land types, on an equal basis.

Floodplains

The primary value of a floodplain is its role in natural flood control. Flood plains represent areas where excess water can be accommodated whether through drainage by streams or through storage by wetlands and other natural detention/retention areas. Specific areas that will be inundated will depend upon the amount of water, the distance and speed that water travels, and the topography of the area.

Groundwater

Groundwater is water that occupies void spaces between soil particles or cracks in the rock below the land surface. It originates from many sources, such as springs, lakes, rivers, aquifers, and precipitation. The type of soil and bedrock that a well is drilled into often determines the groundwater's pH, saturation index, and the amount of hardness or alkalinity in the water. The type of soil and bedrock present may also play a role in determining how quickly contaminants may reach groundwater.

The majority of the Town of Lynne lies within a glacial drift aquifer, which is the major source of groundwater in most of the country. The fractured crystalline bedrock underlying the county is not considered a significant source of water, although locally it provides an adequate supply for both present and anticipated domestic, agricultural, and industrial needs.

Groundwater quality in the Town of Lynne is very good. The aquifer water principally contains calcium, magnesium, bicarbonate ions, and iron.

The Lynne Planning Committee is not aware of any significant impacts on groundwater due to local land uses.

LAND RESOURCES

Forests

The majority of the land in the Town of Lynne is forested, approximately 44,179 acres. The majority of this land is county land and not in private ownership. The State of Wisconsin also owns a number of parcels in the town. The Town of Lynne does not support the Wisconsin Department of Natural Resources in their continuous attempt to prevent public access to State forest areas. Additionally the town does not support the state's purchasing of additional lands within the town, thereby removing them from the town's tax base.

Metallic and Nonmetallic Resources

The Town of Lynne has metallic and nonmetallic resources.

Metallic Resources are present in the town as there is currently interest in a deposit located in section 15 of the northern half of town. The deposit consists of lead, zinc, copper, silver and gold. Currently the County of Oneida, which owns the land, is exploring the possibility of mining of this deposit which could have a significant impact on the local economy, housing and environment. The history of the interest in the Lynne Deposit shows another company interested in the mine abandoned their interest in the early 1990s when an issue of lake bed designation was brought up.

There are nonmetallic mines (gravel pits) currently operating in Lynne. Glacial deposits as much as 300 feet thick overlie Precambrian igneous and metamorphic bedrock. Bedrock, however, has been noted within 25 feet of the surface within the Town. These aggregate sources provide highway and building construction materials to various towns, counties, municipalities, contractors and individuals. Aggregate sources exist because a demand for materials is present. Source life is hard to predict because it is dependent upon aggregate quality, aggregate demand, local economy, and regulations, among numerous other factors. See Map 6 in section 2 for location of proposed mine and gravel pits.

Soils

According to the USDA's Soil Conservation Service, Phillips, Wisconsin, the soil types are forested silty soils and forested loamy soils consisting of granite, diorite, gneiss, basaltic, rhyolitic, metavolcanic rocks with some metasedimentary rocks, meta-gabbro and hornblende dorate.

ENVIRONMENTALLY SENSITIVE AREAS

The Town of Lynne's Coordination Plan treats all land types, and their interaction with other land types, on an equal basis. The WDNR internet database known as the Bureau of Remediation and Redevelopment Tracking System (BRRTS) does NOT list any contaminated sites in the Town of Lynne.

The Town of Lynne is unaware of any brownfield sites, redevelopment sites, or any environmentally sensitive areas in the Town at this time.

WILDLIFE HABITAT AND THREATENED & ENDANGERED SPECIES

The wildlife habitat is abundant in the Town of Lynne due to the variety of land types, soils, woodlands and surface water present throughout the town. Wildlife species however, are down drastically. Deer herds are at an all time low. One reason is the presence of large wolf and coyote population are taking their toll on fawns. The adult population and yearlings are down due to the Wisconsin Department of Resources poor management skills, misrepresentation of actual wildlife numbers and extreme over harvesting. The upland game birds, turkeys, grouse, pheasants along with small mammals such as rabbit are also at dangerously low levels, due to the presence of wolves and coyotes going unchecked. We have a large variety of fish and levels are holding on the fish population. The Town of Lynne also has bobcat, cougar and bears among other indigenous creatures.

C. CULTURAL

In the early years of 1865 to 1870's the Town of Lynne was heavily being logged of its virgin timber of Hemlock and other trees. One of the first farms was in 1877 and located in the southern end of the township. Most of the farms and the people were of Finnish ancestry. Farms were mainly dairy related also beef, chickens and pigs were raised along with crops of corn, grains and potatoes and hay. Farming continued till about 1965 when it began a slow decline as children moved to the cities. There is an increase at this time in small hobby farms. People are taking over the old farms and planting apples, grapes, raising small herds of beef, pigs, chickens and other small animals. The older population of Finnish ancestry is dying out and being replaced by people from various backgrounds.

Tourism plays a vital role to the economy. Original railroads (Wisconsin Central) still exist in the Southern end of the town.

D. GOALS, OBJECTIVES & POLICIES

1. GOALS

It is the goal of Agricultural, Natural & Cultural Opportunities section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

2. OBJECTIVES

It is the objective of the Agricultural, Natural & Cultural Opportunities section to achieve our goal through local control by utilizing the coordination process at the township level.

3. POLICIES

Any policies adopted by the Town or Planning Committee must be consistent with the goals of this section.

4. ISSUES

a. MINING DISCHARGE: The Town of Lynne will not allow discharges of any pollutants from backwash or water discharge of any kind related to non-metallic or metallic mining in order to protect our surface water resources.

b. UNDERGROUND AQUIFERS: Underground aquifers that serve the Town population will not be jeopardized by any pollutants produced by any mining operation, including, pre mining activities such as test holes.

c. PRIVATE AND BUSINESS WATER WELLS: Private wells for business and residents are owned by the individual landowners, and they own the water rights. The Town of Lynne opposes any present or future plans for taxing, metering or monitoring of private wells for the monetary gain of others (State, County or Dept. of Natural Resources.)

SECTION 9: ECONOMIC DEVELOPMENT

A. EMPLOYMENT CHARACTERISTICS, TRENDS & FORECASTS

According to the 2000 U.S. Census, the population aged 16 years and older in Lynne was about 72 workers in 2000. 3 of these people were not in the labor force for an unemployment rate of 4.2%. The county unemployment rate was 6.1% in 2000.

Table 9-1 shows that the primary occupation of Lynne residents in the labor force as of 1990 was Sales & Office type work, but by year 2000 that occupation had declined by 9.5%. In 2000, the leading occupation of residents became Construction, extraction and maintenance. See Table 9-1.

TABLE 9-1				
OCCUPATION OF EMPLOYED WORKERS (# of people)				
	Lynne		Oneida County	
	1990	2000	1990	2000
Management, professional & related	7	15	3,791	5,117
Service	8	12	2,294	2,747
Sales & Office	19	17	3,443	4,465
Farming, Fishing & Forestry	5	--	410	268
Construction, extraction & maintenance	4	18	495	1,998
Production, transportation & material moving	14	7	3,352	2,604

Source: U.S. Census, (Adjusted for differences between 1990 & 2000 census categories)

Table 9-2 below shows the leading industry sector in the town was manufacturing in 1990; but by 2000, the amount of people employed in manufacturing dropped more than 50%. Construction tied with Arts, Recreation and Food Services to become the leading industry sector in 2000. These figures are all based on the number of workers residing in the Town and how, not where, they are actually employed.

TABLE 9-2				
INDUSTRY SECTORS (# of people)				
	Lynne		Oneida County	
	1990	2000	1990	2000
Ag., Forestry, Fishing, Hunting & Mining	0	5	422	526
Construction, Extraction & Maintenance	5	14	1,013	1,455
Manufacturing	14	6	2,265	2,080
Wholesale Trade	3	--	320	425
Retail Trade	9	6	3,064	2,815
Transportation, Warehousing & Utilities	8	--	768	689
Information	N/A	--	N/A	434
Finance, Insurance, Real Estate & Leasing	3	--	566	636
Professional, Scientific, Management, Administrative & Waste Mgmt Services	0	--	1089	898
Education, Health & Social Services	12	12	2860	3953
Arts, Entertainment, Recreation, Accommodation & Food Services	1	14	136	1694
Public Administration	2	4	715	861
Other Services	0	8	740	733

Source: U.S. Census, (Adjusted for differences between 1990 & 2000 census categories)

Employment forecasts are difficult to come by and not available at the town level. However, the Wisconsin Department of Workforce Development (WDWD) prepares workforce projections by industry for its multi-county service regions. The current projections, released August 2006, cover 2004-2014. The projections for the North Central Workforce Development Area cover Oneida County and include eight other counties (Vilas, Forest, Lincoln, Langlade, Marathon, Wood, Portage, and Adams). These projections show increases in all occupations. Production; and Farming, Fishing & Forestry occupations are all projected to gain less than 30 positions each for the whole region. The following occupations are all projected to need over 600 replacement workers each: Production; Office & Administration; Sales; and Food Preparation & Serving. Town residents commute to jobs, of which 23% travel out of Oneida County for employment.

Another way to look at future employment is to examine the labor force and unemployment rates. In 1990, the labor force in the Town was 61 people with an unemployment rate of 8.1%. By 2000 there were 72 people in the labor force with a 4.2% unemployment rate. The degree to which this available workforce is actually employed is dependent on external economic factors reflected in the unemployment rate.

B. LOCAL ASSESSMENT

The Town of Lynne recognizes the need and importance of local businesses within the Town and the important role they play in employing numerous residents of the Town. Regulations imposed by government entities such as taxes, fees, and permits impose hardships upon local businesses thereby making them less efficient and less able to work productively ultimately resulting in less employees.

The fewer taxes, permits, fees, and regulations that are imposed upon businesses will also attract and retain businesses to the Town. Other strengths that are helpful in attracting or retaining local development include: abundance of lakes and woodland, recreational opportunities, access to county and state highways, and proximity to hospitals and shopping. Weaknesses may include proximity to higher education, shortage of year-round employment, lack of municipal sewer and water, distance to other industries, shopping,. Perhaps the most prevalent factor in attracting businesses, and thereby jobs to the Town, is the fact that a large area of Lynne is zoned business. This ensures ample areas for businesses to startup or expand within the Town, near rail service, as well as provides for unlimited business potential for established businesses and entrepreneurs alike. It is not the role of the Town to decide what types of businesses should exist within the Town, but rather to provide limited government interference so that they can not only survive but flourish within the Town.

The Town of Lynne also recognizes the hard work and efforts of its residents in earning their living, and therefore expects to coordinate with any government entity who's proposed economic and environmental policies may affect, threaten, or impose undo hardships upon the residents of the Town.

C. GOALS, OBJECTIVES & POLICIES

1. GOALS

It is the goal of the Economic Development section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

2. OBJECTIVES

It is the objective of the Economic Development section to achieve our goal through local control by utilizing the coordination process at the township level.

3. POLICIES

Any policies adopted by the Town or Planning Committee must be consistent with the goals of this section.

SECTION 10:

INTERGOVERNMENTAL COORDINATION

On December 8, 2009 the Town of Lynne's governing body adopted Resolution No. 2009-1, entitled: "*Resolution of the Town of Lynne, imposing its authority to coordinate with, and insist on coordination by, federal and state, county, city and village agencies (collectively, "state," "state agencies," or "local government") with management, oversight or planning duties regarding land and/or natural resources within the jurisdiction of Lynne.*" As a reminder, the common definition of coordination is "*the establishment of rank; equal, not subordinate*".

Many cities, towns, villages, and counties begin coordinating arrangements to lower costs and promote efficiency. Most arrangements involve only two governmental units, but there are also agreements among multiple units. Intergovernmental coordination may range from formal joint power agreements to unwritten understandings. Two communities may have an unwritten agreement about sharing road repair equipment, or a cluster of cities and towns may have a written agreement concerning snow removal, economic development, fire, or EMT services. The opportunities for intergovernmental coordination are endless.

A. ASSESSMENT OF INTERGOVERNMENTAL RELATIONS

The policy of coordination requires that any governments or entities contemplating decisions that impact the health, safety, economy, and environment of the Town of Lynne, make initial and early notification to the Town to commence a dialogue wherein Lynne, with respect to decisions affecting its township, is an equally ranked entity, and not subordinate. This policy is consistent with Wisconsin Constitutional provisions, statutes and federal policies identified, but not limited to those within Resolution No. 2009-1.

Intergovernmental coordination is an effective way for local governments to respond to changing and diverse needs by working together with their neighbors, while maintaining their own identity. If an agreement can be reached among two or more units of government, services can often be provided with substantial cost savings. Coordination can also eliminate unnecessary duplication of services or purchasing of equipment.

B. ADVANTAGES OF INTERGOVERNMENTAL COORDINATION

Intergovernmental coordination has many advantages associated with it including the following:

1. EFFICIENCY AND REDUCTION OF COSTS

Coordinating services can potentially mean lower costs per unit or person. Although these are by no means the only reasons, efficiency and reduced costs are the most common reasons governments seek to collaborate.

2. LIMITED GOVERNMENT RESTRUCTURING

Coordinating with neighboring governments often avoids the time-consuming, costly, and politically sensitive issues of government restructuring. For example, if a city and town can mutually coordinate, the town may avoid annexation of its land and the city may avoid incorporation efforts on the part of the town, which may hinder the city's development. Coordination also helps avoid the creation of special districts that take power and resources away from existing governments.

3. COORDINATION AND PLANNING

Through coordination, governments can develop policies for the area, and work on common problems. Such coordination helps communities minimize conflicts when levels of services and enforcement are different among neighboring communities. For example, shared waste management policies can help avoid the situation in which one area's environment is contaminated by a neighboring jurisdiction with lax standards or limited services. Coordinating can also lead to joint planning for future services and the resources needed to provide them.

4. EXPANDED SERVICES

Coordination may provide a local unit of government with services it would otherwise be without. Coordination can make services financially and logistically possible.

C. POINTS TO CONSIDER

Certain items may come before the Town Board which they and/or residents feel strongly against forming intergovernmental agreements for. The following are a few examples of why an agreement may not be reached:

Reaching and maintaining an agreement: In general, reaching agreement in cases in which politics and community sentiments differ can be difficult. For example, all parties may agree that police protection is necessary. However, they may disagree widely on how much protection is needed. An agreement may not be reached if one jurisdiction wants infrequent patrolling and the other wants an active and visible police force.

Unequal partners: If one party to an agreement is more powerful, it may influence the agreement's conditions. With service agreements, the more powerful party, or the party providing the service, may have little to lose if the agreement breaks down as it may already service itself at a reasonable rate. The weaker participants may not have other options and are open to possible exploitation.

Local self-preservation and control: Some jurisdictions may feel their identity and independence will be threatened by an intergovernmental agreement. The pride of residents and officials may be bruised if, after decades of providing their own police or fire protection, they must contract with a neighboring jurisdiction (and possible old rival) for the service. In addition, and possibly more importantly, a jurisdiction may lose control over what takes place within their boundaries. Moreover, although governmental officials may lose control, they are still held responsible for the delivery of services to electorates.

The above points are often prevalent in cooperative relationships among townships, but, coordination offers the potential solution.

D. LYNNE’S INTERGOVERNMENTAL RELATIONSHIPS

Efficiencies can often be gained between neighboring jurisdictions with the sharing of services, staff, and facilities. Examples include: building contracts, shared recreational facilities, shared specialized equipment, road maintenance, citing of school facilities, etc. Even within the Town of Lynne’s boundaries, other units of government have substantial influence (schools, state highways, etc.). Often coordination with other units of government is the only effective way to solve a problem, or achieve an objective. Below is an overview of Lynne’s existing intergovernmental relationships.

1. NEIGHBORING TOWNS AND JURISDICTIONS

The Town of Lynne is located in the southwest corner of Oneida County. In Oneida County, the Town is bordered by The Town of Minocqua to the north, the Town of Little Rice to the east. , To the south the Town of Somo, in Lincoln County. To the west lie the Towns of Knox, Hackett and Emery in Price County.

2. ONEIDA COUNTY

The Town of Lynne, located in Oneida County, is included in, but not subordinate to, many County plans. Oneida County zoning is enforced in the Town. As the County owns much of the land (forest) and the land where the Town has permits to mine gravel, we have a close relationship.

3. REGIONAL PLANNING JURISDICTIONS

The Town of Lynne is located within, but not subordinate to, the North Central Regional Planning Commission’s jurisdiction (NCRPC). The NCRPC prepares and adopts advisory regional land use plans and maintains extensive databases on such issues as population and land use.

4. STATE AND FEDERAL JURISDICTIONS

The Wisconsin Department of Natural Resources, the Wisconsin Department of Transportation, the EPA and the U.S. Forest Service are the main agencies the town might deal with regarding development and forest access/management activities. Many of the goals, objectives, and policies of this plan will be enhanced through coordination with these agencies.

5. SCHOOL DISTRICTS

The Town of Lynne is located within the Prentice School District. Children are bussed to Prentice for all school grades attendance.

Nicolet Area Technical College is located in Rhinelander and is supported by taxes of Lynne residents.

6. FIRE, RESCUE, AND POLICE

The residents of Lynne are served by their own volunteer fire department which is networked into the Oneida County Emergency Government mutual aide system with other township fire departments, assisting each other with firefighting and rescue efforts.

Medic 4 ambulance is housed at the Town of Nokomis fire building and is manned by local EMS personnel. Police service, 911 dispatch, ambulance/EMS dispatch, and the Town's fire department dispatch are provided by the Oneida County Sheriff's Department.

Through a coordinated plan with Oneida County, a rescue/search system was established in 2008.

E. EXISTING OR POTENTIAL CONFLICTS

This section identifies known existing or potential conflicts between the Town and this Coordination Plan and the plans of adjacent towns, Oneida County, and the State of Wisconsin. As discussed previously in *Section 4: Issues and Opportunities*, the Town sites the following as, but not limited to, being current issues in conflict with Lynne's Plan.

- NR115, NR 151, NR 153, NR 155: Wisconsin Department of Natural Resources
- Proposed Cap and Trade: Federal Government
- Land Acquisition: State of Wisconsin
- Unfunded Mandates: State of Wisconsin
- National Forest Access and Management – U.S. Forest Service
- Willow Flowage Dam: WI Valley Improvement & Wisconsin Dept. of Natural Resources
- Outdoor Furnace Restrictions: Oneida County
- Lynne Deposit/Project (Mine): Oneida County & Wisconsin Dept. of Natural Resources
- Smart Growth

Additionally, a potential conflict facing the Town of Lynne has been its relationship with Oneida County Planning & Zoning. A constant effort by Oneida County, and additionally the North Central Regional Planning Commission, is to rid Lynne of its unique identity by forcing comprehensive planning on the Town. Every example shows that town and county government has been eliminated in favor of "Regionalism". This Coordination Plan is a testament to the preservation of local control.

F. PROCESS TO RESOLVE CONFLICTS

In adopting Resolution No. 2009-1 of coordination, the Town of Lynne recognizes the process for intergovernmental relations set forth in the Federal Land Policy Management Act and other statutes cited. Equitable coordination with all levels of government, whose actions may impact the Town, is truly the only process available to the Town to resolve existing and potential conflicts.

G. GOALS, OBJECTIVES & POLICIES

1. GOALS

It is the goal of the Intergovernmental Coordination section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

2. OBJECTIVES

It is the objective of the Intergovernmental Coordination section to achieve our goal through local control by utilizing the coordination process at the township level.

3. POLICIES

It is the policy of the Town of Lynne to coordinate with all levels of government on issues of concern to our Town which may impact the economy, environment, safety, and health of the Town and its residents; to have a well-coordinated, working relationship with area communities to promote business opportunities in Lynne; and to explore opportunities to coordinate with other local units of government to utilize share public services, staff, or equipment where appropriate.

The Town of Lynne will set policy while coordinating with the other units of government in and around Lynne in order to obtain the highest quality service for Town residents in the most cost-efficient manner. By coordinating with the other units of government, the Town will seek to lessen or eliminate the duplication of services, uncertain or overlapping areas of responsibility, and otherwise waste of tax dollars. The Town will also continue to encourage citizen involvement through the Public Participation process as outlined in the beginning of this Plan. When appropriate, intergovernmental agreements with other units of government should be created through written contracts/agreements.

Our policies will promote communication between the Town of Lynne and other units of government including adjoining towns, county, state and federal governments. Also to build a government to government relationship with adjoining towns, county, state and federal governments utilizing coordination as outlined in this element. Any policies adopted by the Town or Planning Committee must be consistent with the goals of this section.

SECTION 11:

LAND USE

A. EXISTING LAND USES

The Town of Lynne is currently composed of public and private property which falls into one of several land uses.

The current single-family residential land use generally applies to land within 2 miles of highway 8 and along the lakeshores of Willow and Pier Lakes. Table 11-1 below shows land uses prior to this plan by percentage of total land area of the Town, and does include water acreage.

TABLE 11-1		
EXISTING LAND USES, 2009		
LAND USE	ACRES	% OF TOTAL LAND AREA
Residential	239.3	0.52%
Open Land	257.6	0.56%
Roads	216.9	0.47%
<u>Water</u>	<u>999.5</u>	<u>2.15%</u>
<u>Agriculture</u>	<u>289.1</u>	<u>0.62%</u>
<u>Commercial</u>	<u>11.9</u>	<u>0.03%</u>
<u>Governmental</u>	<u>10.4</u>	<u>0.02%</u>
<u>Industrial</u>	<u>2.2</u>	<u>0.005%</u>
<u>Outdoor recreation</u>	<u>7.0</u>	<u>0.02%</u>
<u>Woodlands</u>	<u>44,356.7</u>	<u>95.6%</u>
TOTAL	46,390.6	100%

Source: NCWRCP

B. DEMOGRAPHICS

The population density of the Town continues to grow slowly although the rate of growth can vary significantly for any given time period. Population density is simply an indicator of population occupying a specific geographic area, in this case the entire area of the town (70.6 sq. miles). Because the area of the Town has not changed, population has increased slightly resulting in rising population density. The percent increase in the Town's population density was so slight it is not of value to chart.

Even under a rapid growth scenario, the supply of land in the Town of Lynne is more than sufficient to accommodate projected demand, and more, over the next 20 years for residential and commercial expansion.

C. PRINCIPAL USES

The Town has adopted four categories of principal land uses. All have principal uses and one has a conditional use permit condition as part of its design.

1. PERMITTED USES

These are the uses that are allowed in a land use district. Generally, a permitted use is allowed without any approval or oversight by the Town.

2. CONDITIONAL USES

These are uses that are allowed in a land use district with oversight and approval by the Town Board.

3. PRE-EXISTING USES

These are uses that are allowed in any land use district if they were actively in existence prior to the adoption of this Plan, and are allowed to continue to exist and expand on the existing parcel unless they are abandoned and stand unoccupied or are not used in the previous capacity for a period of 2 years. After 2 years of the land not being used in the previous capacity, the land will be required to comply with the district so designated in the future land use district. See Map 4 in section 2 (page 12) for prior land use.

D. FUTURE LAND USE DISTRICTS

The Town of Lynne will be utilizing the following land use districts for future land use discussions. The boundaries of each of the land use districts shall follow any recognizable or clearly defined line such as, but not limited to, survey maps, highways, and along meandered streams and lakes.

For any use that is not described as “permitted uses” in the 4 land use districts below, the owner, lessee or occupant of the land must secure a conditional use permit by the Town of Lynne prior to using the land in the desired use. The owner, lessee or occupant must first approach the Town of Lynne Planning Committee and apply for the permit in writing explaining the use desired in writing. The Committee will consider all requests but may require additional meetings as it sees fit, and may require additional information as it sees fit. The committee will notify the Town Board of a conditional use permit being sought and ultimately make a recommendation to the Town Board as to whether or not the permit should be granted in the Committees opinion. The Town Board will not be bound by the Committees recommendation.

The Committee may also be authorized by the Town Board to negotiate any conditions, reimbursements, agreements, royalties, profit sharing or costs of the Committee that are appropriate to the conditional use permit before it can be granted.

The Future Land Use Districts are:

1. Homestead
2. Recreational
3. Business & Manufacturing
4. Forestry

See Map 5 in section 2 (page 13) for future land use districts.

1. HOMESTEAD

PERMITTED USES

The Homestead District shall encompass the uses permitted by the three other districts, Recreational, Business & Manufacturing and Forestry.

CONDITIONAL USES

In addition to those permitted uses, it shall also include larger farms which are defined as having more than 150 large animals and more than 250 small animals but larger farms must apply for a conditional use permit from the Town Board. Conditional uses also include but are not limited to metallic and non-metallic mining, and any uses outside the parameters of above limitations. The Town's intention is to coordinate with any agency whose policies may affect the environment, economy, safety and health of the Town and its residents.

2. RECREATIONAL

The purpose of this land use district is to have areas that are used by individuals and private entities to further recreational activities due to their proximity. Also, local, county and state governments, including school districts, may utilize these areas to provide public use of all kinds.

PERMITTED USES

Year round and seasonal single family homes.

Small home based businesses not requiring large parking areas or high traffic volume.

Retail Businesses.

Taverns, Restaurants and Resorts.

Campgrounds that have less than 100 sites.

Boat landings and marinas.

Indoor storage facilities.

Hotels, motels.

Golf courses.

Parks.

Government and municipal facilities.

Recreational Facilities.

CONDITIONAL USES OF RECREATIONAL DIVISION

Conditional uses include but are not limited to Metallic and non-metallic mining and any uses outside the parameters of the above limitations. The Town's intention is to coordinate with any agency whose policies may affect the environment, economy, safety and health of the Town and its residents.

3. BUSINESS & MANUFACTURING

The purpose of this land use district is to have areas consisting of medium to large sized businesses in business or manufacturing facilities.

PERMITTED USES

Retail & wholesale businesses.
Taverns, restaurants and resorts.
Campgrounds that have less than 100 sites.
Small home based businesses not requiring large parking areas or high traffic volume.
Year round and seasonal single family homes.
Boat landings and marinas.
Indoor storage facilities.
Hotels, motels.
Golf courses.
Amusement enterprises.
Wild crop harvesting. (Including but not limited to sap, rice, berries, seeds, hay, tea, mushrooms)
Manufacturing and/or Distribution facilities.

CONDITIONAL USES

Conditional uses include but are not limited to metallic and non-metallic mining, recreation facilities, and any uses outside the parameters of above limitations. The Town's intention is to coordinate with any agency whose policies may affect the environment, economy, safety and health of the Town and its residents.

4. FORESTRY

The purpose of this land use district is to have areas consisting of forests, both publicly and privately owned that provide a vast number of uses to residents, its owners and visitors.

PERMITTED USES

Wood harvesting.

Sawmills.

Debarking operations.

Wilderness and recreational uses including multiple or specified use recreational trails.

Wild crop harvesting. (Including but not limited to sap, rice, berries, seeds, hay, tea, mushrooms)

Animal husbandry for a small number of animals. (less than 100)

Grazing & Dairy (no more than 3 animals per acre)

Beekeeping.

Orchards & horticulture.

Gardens & greenhouses.

Wildlife preserves.

Year round and seasonal single family homes.

Fire control structures.

CONDITIONAL USES

Conditional uses include but are not limited to metallic mining, recreation facilities and any uses outside the parameters of the above limitations. The Town's intention is to coordinate with any agency whose policies may affect the environment, economy, safety and health of the Town and its residents.

E. LAND

1. SUPPLY

The supply of land in the Town of Lynne has not changed since the Town was established in 1891. The boundaries of the Town have remained the same and the Town has not annexed any adjoining property. As noted in *Section 5: Housing*, the Town has experienced that most of its lake frontage has been developed, leaving mostly off-water property for future development.

The Town of Lynne does not support any additional purchasing of lands within the Town by other governmental agencies. These purchases remove property from the tax base, and additionally remove private property from the private sector thereby eliminating the ability of Town residents to purchase property, pay taxes, and create wealth and prosperity.

2. DEMAND

The demand for land in the Town has increased somewhat over the past several decades as verified by the increasing property values shown in Table 11-2 below. In 2009, the Town is experiencing depressed demand for property and declining property values as the nation experiences a significant recession/depression. Future demand for land will depend on market conditions and the economic health of our region/country.

3. PRICE/REAL ESTATE VALUES

Overall equalized land values in the Town have increased more than 200 percent in the last 8 years, however not all categories of land increased. Agricultural land decreased in value while commercial and forest land increased nearly the same, just over 200%. Residential land increased the most at 266% within the Town of Lynne, but the overall increase was slightly smaller than the county percentage as Table 11-2 shows below:

TABLE 11-2				
EQUALIZED LAND VALUE				
		2000	2008	% CHANGE
Lynne		5,563,600	17,979,800	+223.2%
Oneida County		\$1,287,004,100	\$3,604,966,400	+237%

All land types, (on-water, off-water, forestry, etc.) have all seen significant increases in value from 1980 through 2000.

F. REDEVELOPMENT

The Town does not know of any brownfield sites or redevelopment sites.

G. EXISTING & POTENTIAL LAND USE CONFLICTS

The unfunded mandatory “Smart Growth” comprehensive planning law that was passed by the Assembly without public input in 1998, and signed by Governor Thompson, is the single largest land use conflict in the Town’s history. The Town of Lynne does not currently have any other existing land use conflicts, but may be in future conflict with Oneida County and the Department of Natural Resources if and when a metallic mine is more formally proposed.

The Coordination Land Use Plan being adopted by the Town of Lynne has been designed to promote and protect individual, allodial property rights and to adhere to the Constitutions of the United States and State of Wisconsin. Through the use of the Coordination Land Use Plan, potential land use conflicts will be minimized. Additional conflicts are addressed in section 10, Intergovernmental Coordination.

H. GOALS, OBJECTIVES, & POLICIES

1. GOALS

It is the goal of the Land Use section to promote and protect individual allodial property rights as guaranteed by the Constitutions of the United States and the State of Wisconsin.

2. OBJECTIVES

It is the objective of the Land Use section to achieve our goal through local control by utilizing the coordination process at the township level.

3. POLICIES

Any policies adopted by the Town Board or Planning Committee must be consistent with the goals of this section.

SECTION 12: IMPLEMENTATION

This final element provides information regarding the implementation of the strategies outlined in the previous eight sections. Implementation takes the form of carrying out the objectives and reviewing the goals and policies of each section. From time to time, the Town Planning Committee should review and amend the goals, policies, and objectives to be consistent with demographic, economic, political, and environmental changes that occur.

While the Plan contains the strategy and direction, it is the efforts of government officials, local organizations, and Town residents that actually make the plan happen. The Town Board is empowered to utilize local ordinances or policies to accomplish objectives; local organizations and non-profits may utilize the plan in focusing their efforts; Town residents may reference the plan to see how it impacts their lives and property rights to take appropriate action. Overall, the Town Board and the Town Planning Committee should refer to this plan as a “guidebook” for decision-making, and make their decisions from the standpoint of community impact, balanced by the rights of the individual, and tempered by the interests of the community (outlined in the Constitutions of the United States and the State of Wisconsin, and the Town’s resolutions and policies).

A. RECOMMENDED IMPLEMENTATION SCHEDULE

The following schedule for implementation is recommended to achieve the goals of the plan. All items should be considered necessary to implement the goals of the Coordinated Land Use Plan:

1. Create this Coordinated Land Use Plan to satisfy the 9 elements in Wisconsin Statute 66.1001. After a Public information session, the Planning Committee will hold a public hearing noticed in accordance with state law where the electors are invited to discuss the plan and vote to adopt or reject the plan. If the electors vote to adopt the plan, the Planning Committee will vote whether to send a resolution of the Plan Committee to the Town Board recommending adoption. If the Committee votes to recommend adoption to the Town Board the Town Board, at a regular meeting will then vote to adopt or reject, and if so adopted, create an ordinance to adopt the plan.
2. Coordinate with nearby units of government to create mutually beneficial service agreements, economic, or environmental impacts and coordinate future planning efforts.
 - a. Attempt to ease or reduce municipal cost by procuring services from another jurisdiction or by selling existing services. However, never relinquish the powers given to the Town under the Constitution of the United States, the Constitution or statutes of the State of Wisconsin, and the resolutions, ordinances, or policies of the Town.
 - b. Request plans and information to open channels of communication, and allow nearby jurisdictions to receive the Town’s legal notices.

3. The Planning Committee should review the coordinated plan at a minimum of every 2 years. The Plan Committee shall prepare the mandated Ten-year Update, Progress Evaluation, and Integrated Plan Development that Wisconsin statute 66.1001 requires. It should be remembered, that this plan can be altered, corrected or changed by the Plan Commission at any time in a manner consistent with state law.

B. PLAN CONSISTENCY

Preparing all the sections of this Plan simultaneously has ensured that there are no known inconsistencies between the various sections of the Plan. In the event any inconsistencies are found, they shall be resolved by the Plan Commission of the Town of Lynne with reasonable speed.

C. CONCLUSION

With this Coordinated Land Use Plan, the Town of Lynne has established independence from the Regional Planning Commission, the Oneida County Planning Commission and other State of Wisconsin agencies. The Town believes that “*We the people*” stated in the Preamble to the Constitution of the United States, are the residents of the Town. We hope future boards and committees will follow the Town Board, Planning Committee and residents when updating this plan.

At the time of review, implementation should be re-visited as well. The review should not only update the plan, but can also be used as a “measuring stick” of progress to see where we have been, where we are, and our vision for the future.