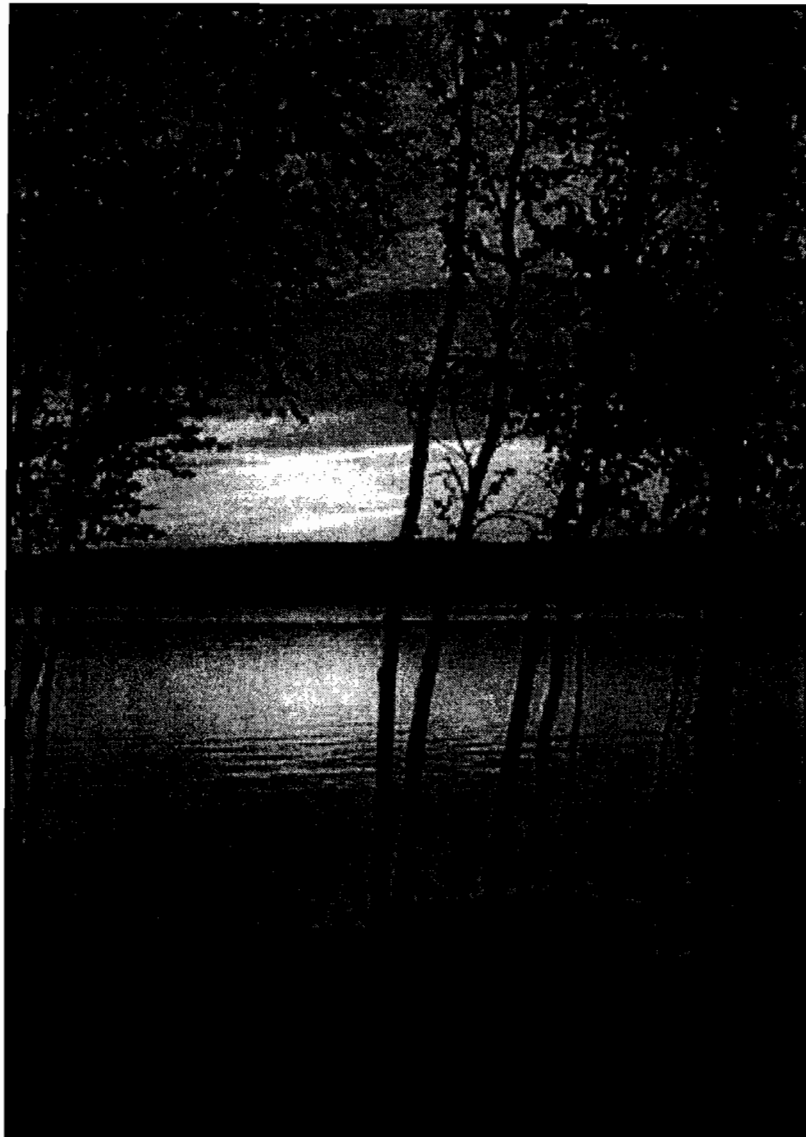


TOWN OF NOKOMIS Plan Resource Document

December, 2000



Prepared by:
North Central Wisconsin Regional Planning Commission

TOWN OF NOKOMIS

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This Resource Document was prepared by the North Central Wisconsin Regional Planning Commission (NCWRPC) as part of a land use planning process for the Town of Nokomis, Oneida County, Wisconsin. The text, tables, and maps in this report provide support and additional documentation for the Land Use Plan for the Town of Nokomis separately published as a poster plan.

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WHY PLAN?

There are few things in life that are certain. Death and taxes, certainly, and change is inevitable. A community can grow and prosper or do the opposite. Change will occur with or without a local plan; in the short term the changes might not seem dramatic, however, with time a community's character will be altered. One way community leaders can positively influence change now and for future generations, is to establish and participate in the community planning process.

Individuals are continually making plans, whether it be financial/retirement, travel, work related or other. Planning helps to organize time and establish goals with objective and subjective meanings. By planning, we develop an understanding of where we are now and determine what must be done to achieve our goals. Planning attempts to make sense out of clutter and often times grants additional choices as well. In short, it makes good sense to plan ahead, if on an individual basis or community wide stage.

A good plan will guide decision making in such a way that growth does not occur in a haphazard manner that is unsightly, wasteful, and results in increasing public service costs and property taxes. As a guide, a plan identifies various land areas for private landowners and developers to acquire and permits sensible restoration as well as new development required by the community as a whole. Planning can save the private sector time and money and minimizes conflicts between private and public sector desires.

Planning can provide other benefits as well. Planning assists communities in directing efforts and resources towards problem resolution. Planning attracts civic-minded individuals into policy-making roles through public hearings and debate which assists in making more effective decisions. The planning process generates community consensus on the desired needs and goals of the community. Those individuals directly involved in the process tend to accept the final plan as their own. Such "ownership" is what sustains the support necessary to carry a plan through the implementation phase as well as the future up-dating processes.

Local planning can have an effect of causing a community to become regionally orientated. The more a community becomes involved in the process, the more likely it will realize there is a spillover of local problems into the regional setting. Those who participate should quickly learn that regional difficulties impact the local community as well. Many problems become larger and more complex than originally anticipated, and often these problems are shared with a neighboring community and county. It will become apparent that the solution to many difficulties requires cooperative efforts among all adjacent communities.

Planning is the key to shaping a community's future for the better. Change happens, and it is in the best interests of the community to take a proactive role in ensuring that future residents will enjoy the same, if not a better quality of life than that of the current and prior generations.

THE LAND USE PLANNING PROCESS

A land use plan is a carefully thought out, thoroughly discussed, and mutually agreed upon vision of what a community would like to look like in the future. To develop a land use plan, a community begins by inventorying its existing land uses. Public opinion input is sought to gain a better understanding of the desires of citizens as a whole. Then we examine the population and socioeconomic forces that shape existing land uses, and set realistic goals to work forward to. Development of policies also helps reinforce various standards in route to goal achievement.

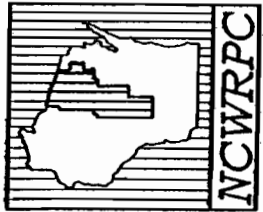
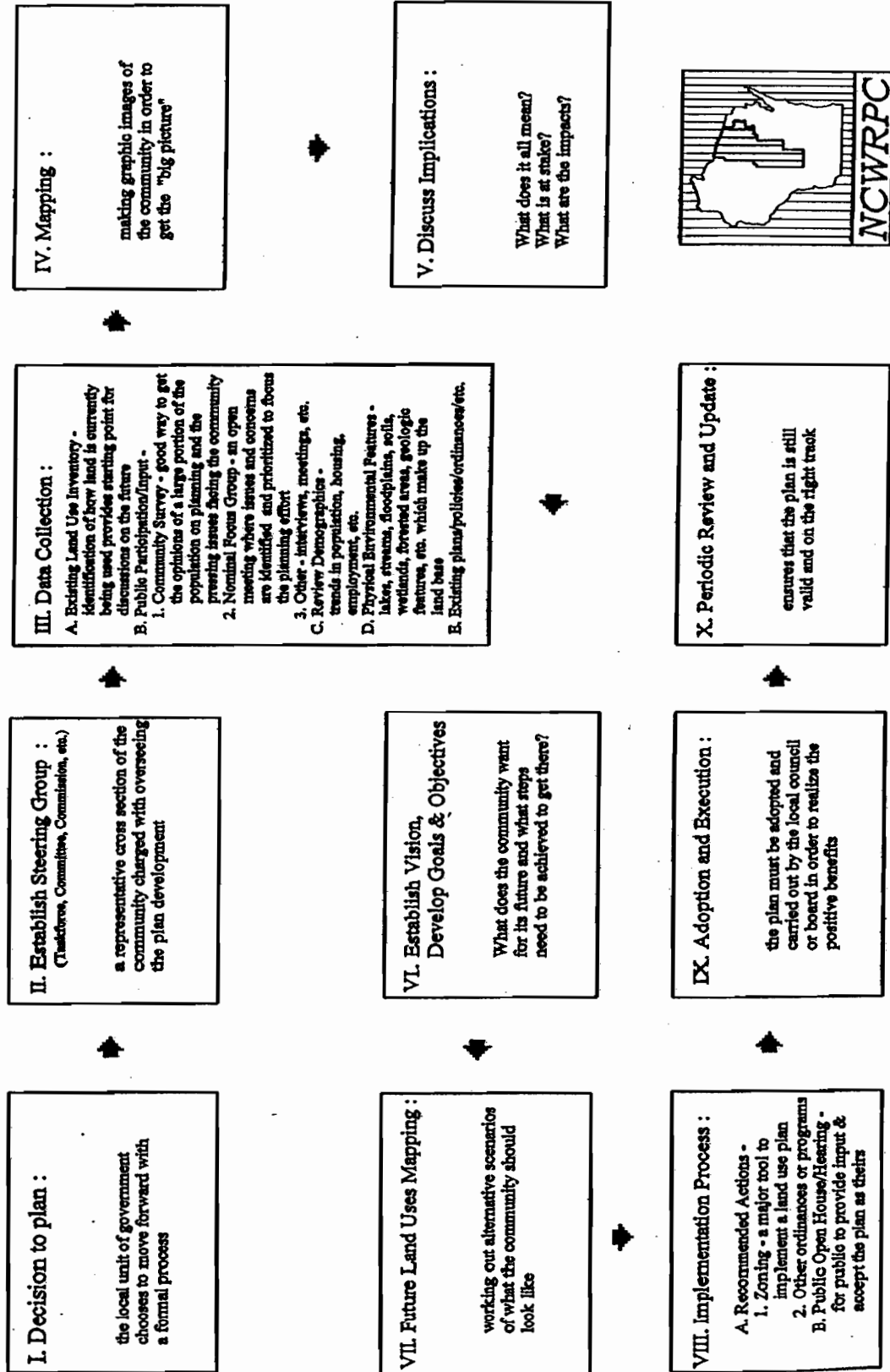
Unfortunately, the planning process is not quite as easy as following a standardized course of actions. The analysis of extensive inventories and setting of goals and policy standards must be meshed with consensus building among competing interests. However, having a rational process to follow, a community can be assured that it is on the right track. The North Central Wisconsin Regional Planning Commission has developed a model planning process that has begun to receive state-wide recognition. The plan concept is a poster format that is user friendly and easy to read and understand rather than the typical bulky volume plan that sits on a shelf.

This planning process was formalized while developing the Town of Woodboro (Oneida County) Land Use Plan, which took first place in the Land Use Planning Applications category at the Wisconsin Land Information Association's (WLIA) 1998 State Conference and was also recognized as one of Wisconsin's Top 50 Rural Development Initiatives of 1998. Jerry Sullivan, DNR's Land Information Systems project leader and member of the WLIA judging panel indicated that the judges liked the concept of a poster plan and thought that the Woodboro plan could be a model used across the state. The Woodboro plan and planning process was also presented at the 13th annual Conference on the Small City and Regional Community.

In Woodboro, the results of the community survey were used to create a vision statement for the Town and arrive at goals and policies to meet that vision. The local community and the County came together to implement the Woodboro Plan by actually changing the County zoning districts throughout the Town. The Town of Clearfield in Juneau County, which has no zoning beyond the shoreland district, will use its plan as the basis for the development of a new town-wide ordinance.

In conclusion, planning is an organized effort to discover what a community needs and aim for effective and efficient change, which will make the community a better place in which to live. Good planning is ongoing and cyclical in nature. Even as portions of plans are implemented, evaluation should be occurring which influences remaining recommendations and the next cycle of planning. In this way, a plan becomes the cornerstone for building a better community.

LAND USE PLANNING PROCESS



USING THIS RESOURCE DOCUMENT

The Resource Document contains maps, charts, tables and narrative used during the preparation of the Town's Poster Plan. This material provides an in-depth look at the Town's planning process and final plan. It also provides additional supporting information useful in making a case as to why a particular element of the Town Plan was established as shown on the Poster Plan, and it further backs-up land use decisions made based on guidelines contained in the Poster Plan.

The Resource Document contains the same detail all land use plans contain. The Poster Plan should be read to completely understand the plan for the future of the Town of Nokomis, and used on a day to day basis in making land use decisions. The Resource Document should be referenced to clarify points of the Poster Plan or make an argument in support of a decision based on the Poster Plan.

PURPOSE OF PLAN

This planning study was undertaken at the request of the Town Board on behalf of the citizens of Nokomis to address a number of concerns about development within the Town that have been increasing over the last several years. These concerns/issues will have a significant influence on the physical development and character of the Town, as well as the direction the Town will take in the future.

Nokomis is attempting to put the necessary tools in place to guide its growth and development in an orderly and efficient manner while balancing the diverse interests of the Town's citizens. Agricultural, residential, diverse commercial, and industrial development needs must be met while providing for the preservation of the "Northwoods Image" which is vital to both the economic and social character of the Town.

The purpose of the plan is to encourage orderly development in the Town, based on an analysis of the existing situation and future needs. At the same time, the preparation of the plan is intended to promote and stimulate public participation in the planning process by bringing local issues to the forefront. The plan will provide Town and County officials with a guide for reviewing subdivision plats, certified survey maps, rezoning requests, and other land use proposals. The plan will also be used as a guide when developing (and updating) the Town zoning map.

The process of developing this plan was carried out by a thirteen member Town of Nokomis Planning Advisory Committee with the technical assistance of the North Central Wisconsin Regional Planning Commission and University of Wisconsin - Oneida County Extension. All Town property owners were surveyed on their opinions regarding future development and a community focus group identified priority development issues for the Town. An inventory of existing land-uses was also conducted and a community vision

statement with goals and objectives was established to guide future development that will not sacrifice the qualities and character of the community. Existing and proposed future land uses and area classifications inclusive of all land parcels in the Town were mapped. All meetings were posted and open to the public, and special informational meetings/hearings were held to keep the public informed and provide everyone an opportunity for input.

TOWN OF NOKOMIS COMMUNITY VISION STATEMENT

Using the survey results returned by one-half of the Town's property owners, the Town of Nokomis Planning Committee developed the following vision statement:

To provide a model for growth and development of the Town of Nokomis, which shall be administered by the residents of the township utilizing the results of surveys and focus groups and also to protect the Town's Northwoods Image.

During the land use planning process, the phrase "Northwoods image" kept recurring. The planning committee felt this was a generic term, and it would be beneficial to define this phrase because it has many different meanings to many individuals.

Through the use of the town survey, the input of the public, and the committee, we have tried to define the phrase for the best interests of the community.

Northwoods image implies an environment opposite of city and suburban settings. It is a serene place with forested lots devoid of high-density development, chemically treated lawns and night light pollution. Part of this image is the enjoyment of a diverse array of outdoor recreation activities and resources. We must balance the natural wilderness aspects of our environment with a low-impact, long-term development plan.

Lots with natural fauna and foliage as opposed to subdivisions of high-density housing with extensive lawns and landscapes. The residents can coexist among large tracts of managed forested properties.

These areas can be accessed by well planned and maintained rustic town roads and can flow traffic to a central business district which is made up of smaller individual type businesses verses an urban sprawl of strip malls set up on large paved parking lots.

The clear, clean lakes, rivers, streams and abundant wildlife habitat must be preserved and protected from air, noise, and light pollution by the town, county, and state governing bodies with the input of various community groups so that the beauty and serenity of the area can be enjoyed by this and future generations.

All activities which significantly impact the environment must be regulated to protect the natural beauty and the community's interests. In this way, the Town of Nokomis will be beautiful, and a peaceful community with many recreational and residential uses that can be enjoyed by everyone.

COMMUNITY GOALS AND OBJECTIVES

Using responses from the community survey to identify key issues affecting the Town vision, the Nokomis Planning Committee developed a list of goals and objectives. Together, they act as a statement of the Town's basic land use philosophy and a planning guide for local officials, residents, and other interests to use and rely upon.

The land use goals and objectives are as follows:

Goal 1: Retain a Northwoods image while striking a delicate balance between residents who want urban landscapes and those who prefer to retain the natural environment.

Objective A:
Maintain and protect forest land by use of zoning powers.

Objective B:
Maintain current 125,000 square foot (2.8 acre) lots for residential development.

Objective C:
Request all future residential development on forest land to be a minimum of five acres.

Objective D:
Establish a reserve fund to purchase forest land for parks and recreation, natural habitat, and public land uses.

Goal 2: Encourage single family development.

Objective A:
Require low density residential development.

Objective B:
Develop a "well-planned" subdivision ordinance.

Objective C:
Accessible housing for all income levels.

Goal 3: Support and maintain safe and efficient public services for the residents of Nokomis.

Objective A:
Pursue improved police protection in conjunction with neighboring towns, the Oneida County unit of the Wisconsin Town Association, and the County Sheriff's department.

Objective B:

Encourage the improvement of the Oneida County Emergency Disaster Services (ice storms, fires, tornadoes, etc.).

Objective C:

Evaluate and improve assessor's services.

Objective D:

Improve planning for roads and transportation systems through the preparation of a town road improvement program, which would address road maintenance and reconstruction priorities.

Objective E:

Maintain the volunteer fire department's high rating.

Goal 4: Moderate local growth with well-planned zoning.

Objective A:

Nokomis should attempt to become independent from Oneida County zoning by "having our own zoning ordinance."

Goal 5: Address animal control issues.

BACKGROUND INFORMATION**Surface Water**

Like most towns in Oneida County, the Town of Nokomis has significant surface water resources. Lake Nokomis, the Rice Reservoir, Deer Lake, Swamp Lake, Prairie Lake and the Tomahawk River are the major water bodies in Nokomis. Combined, these water bodies give the Town certain unique surface water features.

According to the WDNR, Surface Water Resources of Oneida County, Lake Nokomis is a soft water drainage lake having slightly alkaline, light brown water of low transparency. Sand is the predominate littoral material with significant areas of gravel and rubble with some boulders and muck. The shoreland is predominately upland (95 percent) with wetland adjoining a limited portion of lake basin. Muskellunge, northern pike, walleye, largemouth bass, smallmouth bass, perch, bluegill, crappie, rock bass, pumpkinseed, bullhead and redhorse are fish species inhabiting this lake. Public access with parking is available. The shoreline is developed with several homes, resorts, and a private

campground. Mallard, black duck, blue-winged teal, wood duck, osprey and loon use this lake as a nesting site. Paddle duck and Canada geese use this lake on their spring and fall migrations.

Lake Nokomis is actually a reservoir with water levels maintained by a water control structure of 13 feet head located on the outlet of the Rice River Flowage at Bradley Dam. The Reservoir contains 4,111 acres of fishing and boating waters and 63 miles of shoreline. It was created in 1911 by the Wisconsin valley Improvement Company as part of a large system of reservoirs to control flooding and regulate flows on the Wisconsin River. Water flows into Rice Reservoir from Willow Reservoir, Squirrel Lake and the Minocqua chain via the Tomahawk and Squirrel Rivers.

Deer Lake is a soft water drainage lake having a slightly acid brown of low transparency. Sand is the chief littoral material (65 percent) with gravel (15 percent), muck (15 percent), and some rock present. The shoreline is predominantly upland (95 percent) with a meadow-shrub wetland adjoining a limited portion of the lake basin. Muskellunge, northern pike, walleye, largemouth bass, perch, bluegill, crappie, rock bass, pumpkinseed, bullhead and suckers are found in this lake. Public access without parking as well as navigable water access is available.

Swamp Lake is a soft water spring fed lake having slightly acid, light brown water of moderate transparency. Littoral material consists of muck. Shoreland is wetland of bog and coniferous type. Fishery resources are limited due to winter kill potentials. Public access of the wilderness type is available.

Prairie Lake is a spring fed lake having slightly alkaline, clear water of moderate transparency. Sand is the littoral material (60 percent) with gravel (15 percent) muck (15 percent), and some rubble. Several dwellings are located on the lakeshore.

Groundwater

Groundwater is an important resource in Nokomis. It is the source of almost all water used for domestic, agriculture, commercial and industrial purposes. The main aquifer in the area is glacial drift, particularly glacial outwash sand and gravel. The groundwater in the County is generally of good quality. Total mineral content is less than 150 milligrams per liter. The main components in the water are calcium, magnesium, and bicarbonate ions. A large concentration of iron is in the groundwater throughout the County but is not considered a health hazard.

However, the Soil Survey for Oneida County indicates that there are several scattered areas throughout the township with soils that are rated 'severe limitation' for septic absorption fields. These soils may not adequately absorb effluent from standard conventional on-site septic systems. Systems installed under these conditions have the

potential to pollute groundwater and affect public health, especially when a number of systems are installed relatively close together.

Wetlands

Wetlands serve several important environmental functions including flood control, water quality improvement, and groundwater recharge as well as providing habitat for fish and wildlife. Wetlands shown reflect wetlands mapped by the DNR on its digital Wisconsin Wetland Inventory Maps and may not reflect all areas considered wetlands by the United States Department of Agriculture (USDA) or the U.S. Army Corps of Engineers.

A complex set of local, state, and federal regulations place limitations on the development and use of wetlands. The Shoreland/Wetland Zoning Ordinance adopted by Oneida County regulates shoreland use and development within 300 feet of navigable streams and 1,000 feet of lakes. The Department of Natural Resources regulates the placement of structures and other alterations below the ordinary high water mark of navigable streams and lakes. The Corps of Engineers has authority over the placement of fill materials in virtually all wetlands. The USDA incorporates wetland preservation criteria into its crop price support programs. Prior to placing fill or altering wetland resources, the appropriate agencies should be contacted to receive authorization.

A significant amount of wetland areas are scattered within the Town. These wetlands include a wide diversity of types including emergent/wet meadow, scrub/shrub to deciduous and coniferous forested lands.

Population

The Town of Nokomis is considered a bedroom community by some. Statistics from the 1990 U.S. Census confirm that concept. Of 466 workers 16 years or older, 108 traveled 15 to 19 minutes to work, 98 traveled 20 to 29 minutes, and 66 spent 30 to 59 minutes to reach their workplace. Those working outside Oneida County numbered 357, probably reflecting places of employment in Tomahawk and communities south of Tomahawk. (The extension of the Interstate undoubtedly led to this commuting.) The Town's population also consists of "snowbirds" or residents who winter in southern states, resulting in a seasonal fluctuation of population enhanced by other absentee landowners.

Official State of Wisconsin 1999 population estimates for the Town of Nokomis were 1,204, an increase of 205 persons (20.5 percent) since 1990. This rate out paces the statewide average growth of 7.8 percent, which reflects the demand for Northwoods living. Nokomis's population has increased steadily since 1970 (508) and 1980 (883) during that period of time. Currently, state population projections show a continued increase through 2015.

Housing

According to the 1990 Census of Population and Housing there were 920 housing units in the Town of Nokomis. Of these, 408 (44 percent) were occupied year-round, while 512 (56 percent) were seasonal, recreational, or occasional use housing units.

According to the Town of Nokomis building permits, there are also 153 mobile homes in the town.

Existing Land Use

The table below shows a breakdown by acres of the different land use types in the Town of Nokomis based on the 1998 land use inventory.

<u>Land Use Type</u>	<u>Acres</u>	<u>Percent</u>
Residential	1,299	5.5
Commercial	62	0.26
Industrial	93	0.4
Agricultural	483	2.1
Forest/Woodlands	18,553	79.5
Resorts	15	0.06
Air Fields	42	0.18
Lakes/Streams	2,697	11.6
Grasslands	33	0.14
Government/Public	18	0.08
Outdoor Recreation	38	0.16
Other structures	<u>3</u>	<u>0.01</u>
Totals:	<u>23,336</u>	<u>100.00</u>

Forest/Woodlands comprise 80 percent of the land in the Town of Nokomis. Surface water (lakes and streams) is the next largest category with 12.1 percent. Only 5 percent of the land area is currently being used for residential purposes, while 2 percent of the land is in agricultural use.

TOWN RESIDENT FOCUS GROUP SESSION

Citizen participation is essential to the planning process. In the Town of Nokomis, initial input was obtained through a focus group or "identification of issues" session. In September of 1999 residents of the Town participated in the identification of issues session which was facilitated by North Central Wisconsin Regional Planning Commission staff.

The leading concerns facing the Town as voted by the entire group were as follows:

Top Four Issues Identified

1. "Too much land development."
2. "What ever happened to protecting private property rights?"
3. "Town should be able to dictate own zoning requirements as to building size on a given lot, as opposed to Oneida County dictating things that may be detrimental to our individual and Township's interests."
4. "Need zoning ordinance regarding unkempt properties, excess clutter/ junk in yards, etc."

Major Themes From Exist Questionnaires:

Participants were asked to fill out an exit questionnaire as they left the session. The major themes excerpted from these responses are as follows:

Opportunities Available in the Town of Nokomis:

- Use of town facilities and fire department. Parks and baseball facilities. Lake Nokomis. Rural surroundings and quality of life. Natural environment and woodlands. Good road maintenance.

Environmental features important in the Town of Nokomis.

- Forest protection, lake shoreline, wildlife and wetlands. Water quality of lakes and groundwater. Maintaining natural environment with development and growth concerns. No power lines (Power Up Wisconsin). Air Quality.

What makes the Town of Nokomis a good place to live:

- Beautiful, peaceful, quiet, Northwoods atmosphere, and friendly, concerned, caring people. Outdoor opportunities - wildlife, snowmobile trails, hunting. Quality of water and air.

COMMUNITY PLANNING SURVEY

By conducting a community survey, consensus on the issues facing the Town and a shared vision for its future can be developed.

In July of 1997, the Town of Nokomis appointed a planning committee to develop a community land use plan. As part of the planning process, the Committee chose to gather public opinion on growth and development issues within the Town.

To assemble this information, a survey was produced with assistance from Oneida County UW-Extension, and was mailed to all property owners within the community. The purpose of the survey was to gather input on community issues of greatest importance, and to help define policy choices for the Committee and the Nokomis Town Board.

Methodology

It was the desire of the committee to gather information from all taxpayers within the community, regardless of whether they were year-round residents or absentee property holders. Therefore, the survey was mailed (first class) to all Town Property Owners. The mailing addresses were obtained from the County data Processing Office and reflect property tax billings within the Town.

A total of 1050 surveys were mailed on March 27, 1998, with a requested return date of April 15, 1998. From this initial mailing, 350 were returned. At the time the surveys were compiled, 470 responses had been received, resulting in a response rate of 44%. This was not a large response but it was considered to be representative of the community for the questions asked.

The Planning Committee and volunteers compiled the responses. The responses and comments of survey participants were documented as accurately as possible. Responses, however, may not reflect the views or positions of either the Town of Nokomis or the University of Wisconsin-Extension.

Survey Results

- Most survey respondents like the sparse population, quiet, peaceful and natural beauty of Nokomis. Many also cited Nokomis's sense of community and friendly people as what they enjoy most about the Town.
- When asked what they liked least about the Town, most survey respondents indicated that the amount of taxes are too high relative to the level of Town services. A large number also mentioned that there is too much development occurring, cutting down of trees, not keeping yards looking nice and dogs running at large.
- When asked to share their vision for the Town of Nokomis, the majority of respondents favored preserving and enhancing the "Northwoods" image.

- Twenty-five percent of survey respondents say the number one community issue is high property taxes.
- Strengthening of laws regarding the increased use of personal watercraft (24%) is a main concern while junked cars in yards is also a concern.
- One-quarter of survey respondents favor collaboration between adjacent townships concerning snowmobile trails and water safety.
- One-half of the respondents rate Fire Protection for the Town of Nokomis as excellent.
- With respect to existing recreational opportunities, 30% felt more boat landings were necessary and (22%) thought there should be additional biking/hiking trails while others (24%) thought they should include more fishing access areas.
- When asked whether Nokomis should encourage future development that maintains a "Northwoods" appearance and character most (82%) replied yes.
- Over one-half of the respondents thought that the Town should encourage the County to update and enforce the existing County sign regulations.
- As far as development, over one third (36%) thought that lakeshore development was at an acceptable level. Less than half (41%), were in favor of "Rural Residential" zoning in Nokomis.
- When asked if the Town should encourage the preservation of large blocks of forested lands most (67%) were in favor of it. Also the same percent (67%) were in favor of the Town limiting development in some areas to protect significant wildlife or natural habitats.
- When asked what types of future development should be encouraged, one-half replied Residential/single family and 25% thought tourism/resorts/campgrounds should be encouraged.
- They also stated that the majority do not want multi-family, light and heavy industrial, commercial or business parks to be developed near town lakes or rivers.
- The survey respondents would not like to see cluster business developments and they would like to see single family homes both on and off water.

- In regard to support for local land use regulations and plans one-half stated they would like to see this happen in Nokomis.
- When asked in what areas the Town could do more planning, three-quarters (75%) stated land use; 54% said natural resource protection; 51% stated fire and police protection and 49% thought roads.
- When participants were asked the most effective way to provide information on Town issues to residents they answered 44% direct mail and 34% newsletter.
- When asked about county issues, 47% thought that the county should develop a land use plan to direct growth in the county and 43% thought that the county should use less rural land and focus more upon existing communities and public facilities.
- When asked if rules should be developed for the inspection or pumping of older septic systems, 36% thought the county should be in charge and 25% thought the Town should be in charge.
- Should the Town encourage the improvement of Oneida County Emergency/Disaster Services (ice storms, fires, tornadoes, etc.)? 58% were in favor.
- A tax Levy/higher taxes to support Town and County visions; over half stated NO.
- Statistical information: 21% were 65 or older, no one under the age of 24 participated

PROPOSED LAND USE CATEGORIES

The proposed land use activity areas depicted on the plan map are generalized. The land use plan recommends conceptual land use categories and these categories are not "zones" and do not have the authority of zoning. The following is a brief description of the various land use categories shown on the map which must be used in the context of the other provisions of this plan report:

Conservancy

In keeping with State and County regulations and to protect environmentally sensitive shoreland areas within the Town, the purpose of this category is to prevent water pollution, to protect fish spawning grounds and wildlife habitat, to preserve shore cover and natural beauty and to control development in wetlands whenever possible. Any type of development which might be permitted in this area should occur in a manner that minimizes adverse impacts on the wetlands.

Forestry

This category includes all Oneida County Forest lands, State land, and commercial forest croplands under corporate ownership. Future development of these lands out of the basic permitted forestry uses will require review by the Town of Nokomis for consistency with the intent of this land use plan and/or its future updates.

Residential

Survey responses indicate the desire to retain the lake shoreline for high quality single family residences. All properties should be properly maintained and improved to minimize their impacts on the visual natural shoreline aesthetics, water quality, fish & wildlife habitat and other public/natural resource values of the lakes. Property owners should be encouraged to go beyond the minimum restrictions by increasing the setback distance of new structures, minimizing the amount of impermeable surfaces (roof, pavement) to limit runoff, and minimizing shoreland vegetation clearing.

Commercial

Designed for all businesses, this category is for retail and light industrial uses compatible with the Northwoods Character. Existing businesses should be allowed to continue current operations and expand within existing parcels. All business use and expansion should be made compatible with the Northwoods aesthetic character and buffered from adjacent non-commercial uses. The addition of new businesses should only be permitted where groups of businesses have already formed.

Industrial

This area is designed to accommodate all types of industrial uses, provided that the industry operates within federal and state environmental and safety standards as well as being in accordance with this plan and Oneida County Zoning regulations. Such areas are to develop job opportunities for residents of the Town. Extra evaluation criteria should be given for conditions on industries with a high pollution potential, or with hazardous waste characteristics. Areas not appropriate for industrial development include shoreland areas and other areas with significant residential development in close proximity.

Agriculture

A broad use category intended to allow continued operation of existing farming; maintaining a largely rural atmosphere with single-family housing or other low density development. Future development should be planned/permitted in such a manner as to minimize conflict between residential and agricultural or other rural activities through the use of various types of "buffer zones" or other appropriate measures.

Institutional/Governmental

This category is intended for town halls, schools, hospitals as well as snowplow maintenance buildings, fire stations and similar structures. These can be intensive use areas which require extra consideration regarding traffic planning concerns.

Recreation

The purpose of Outdoor Recreational areas are to provide space for the orderly and attractive grouping of recreational oriented service establishments as well as encouraging the maintenance and enjoyment of the County's natural resources.

IMPLEMENTATION

Implementation of this plan depends on the willingness of local officials (both Town and County) to use it as a guide when making decisions that affect growth and development in the Town of Nokomis. It is also important that local citizens and developers become aware of the plan.

The tools and techniques recommended to implement the land use plan are as follows:

Town Decision Making. The Town Board should adopt the plan and use it as a guide in decisions that affect development in the Town. The Town's Planning Advisory Committee should become knowledgeable of the plan and use it when making recommendations to the Town Board on development issues.

County Zoning. The Zoning Map under Oneida County Zoning for the Town of Nokomis should be amended to reflect the land use plan map. The Town should request that the Oneida County Board of Supervisors, Zoning Committee, and Zoning Administrator become acquainted with the land use plan and use it as a guide when making decisions involving development in the Town of Nokomis.

Town Road Improvement Program. Survey results indicated concerns regarding the quality and condition of town roads. The Town should prepare a Town Road Improvement Program to address these concerns.

Citizen Participation/Education. The Town should encourage citizen awareness of the Town's land use plan by making copies available and conducting public informational meetings.

Consider Other Tools. Additional tools and approaches can be utilized by the Town to achieve the goals of the plan. These include but are certainly not limited to the following:

fee simple land acquisition, easements (purchased or volunteered), deed restrictions, land dedication, and ordinances or programs regulating activities such as impact fees, land division, building permits, erosion control, septic pumping, mobile homes and/or *keyhole* access, etc.

Review and Update. An essential characteristic of any planning program is that it be ongoing and flexible. Periodic updating of the plan is necessary for continued refinement and course correction in the planning program to insure that it reflects the desires of the Town's citizenry.

SECTION 3 - TOWN MAPS

The following nine maps were used as a part of the land use planning process and provide valuable information:

- Existing Generalized Land Use 1
- Existing Zoning Map 2
- Transportation Network 3
- Topography 4
- Soils 5
- Wetlands 6
- Large Tract Ownership 7
- Housing Stock and other Building Locations 8
- Proposed Zoning Map 9