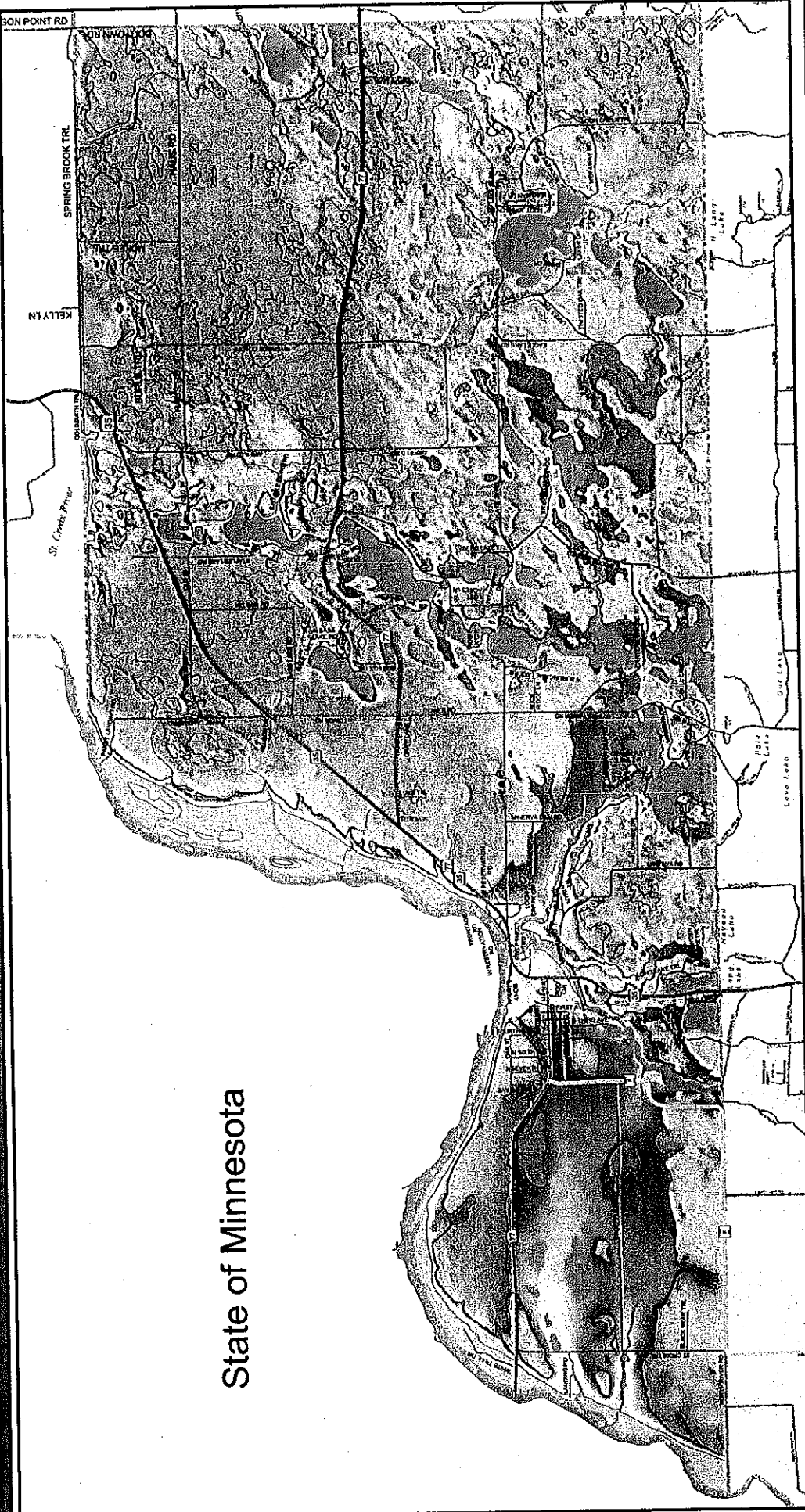
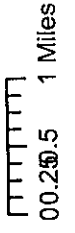
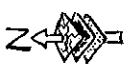


Map 5.1 Town of Swiss, Elevation and Topography



State of Minnesota



Source: WISCLAND

Maximum 1147 Feet

Minimum 862 Feet

— 50-Foot Contours

Burnett County

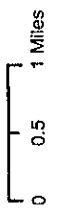
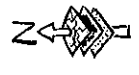
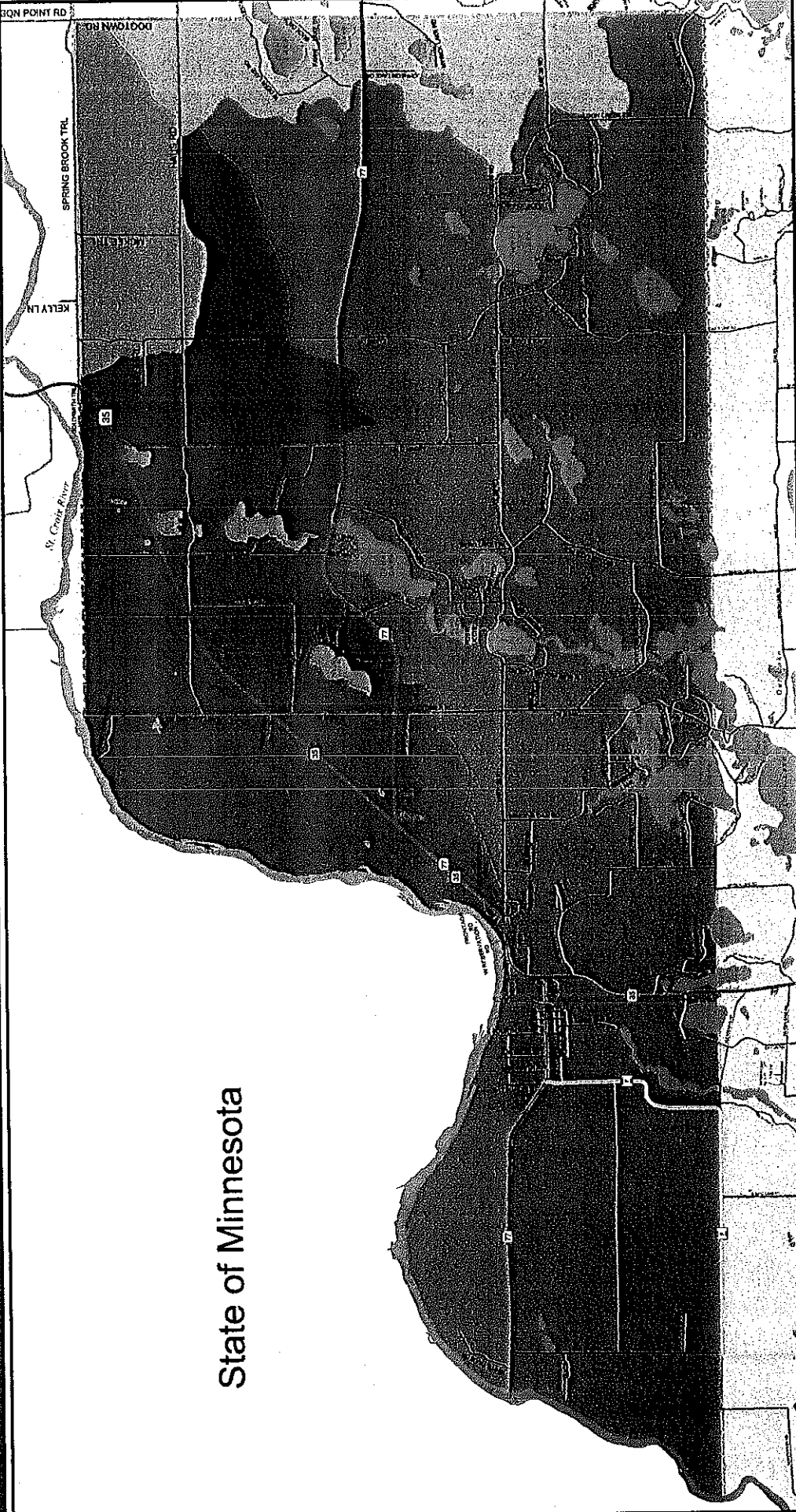
MADE	WEBB LAKE						
	WEBB	JACKSON	SCOTT				
USON	OSLAND	ANDERSON	BANK LAKE	NURK			
WEST WATKINSLAND	LINDSEY	MEDSON	BANK LAKE	NURK			
	WOOD RIVER	DANIELS	WEBB	ARTILLATE	DEWEY		
CRANTZBURG							
ANDERSON	FINN LAKE						ROSEVILLE









Town of Swiss, Watersheds

State of Minnesota



-  Lower Namekagon River
-  Lower Yellow River
-  Saint Croix and Eau Claire Rivers
-  Upper Tamarack River

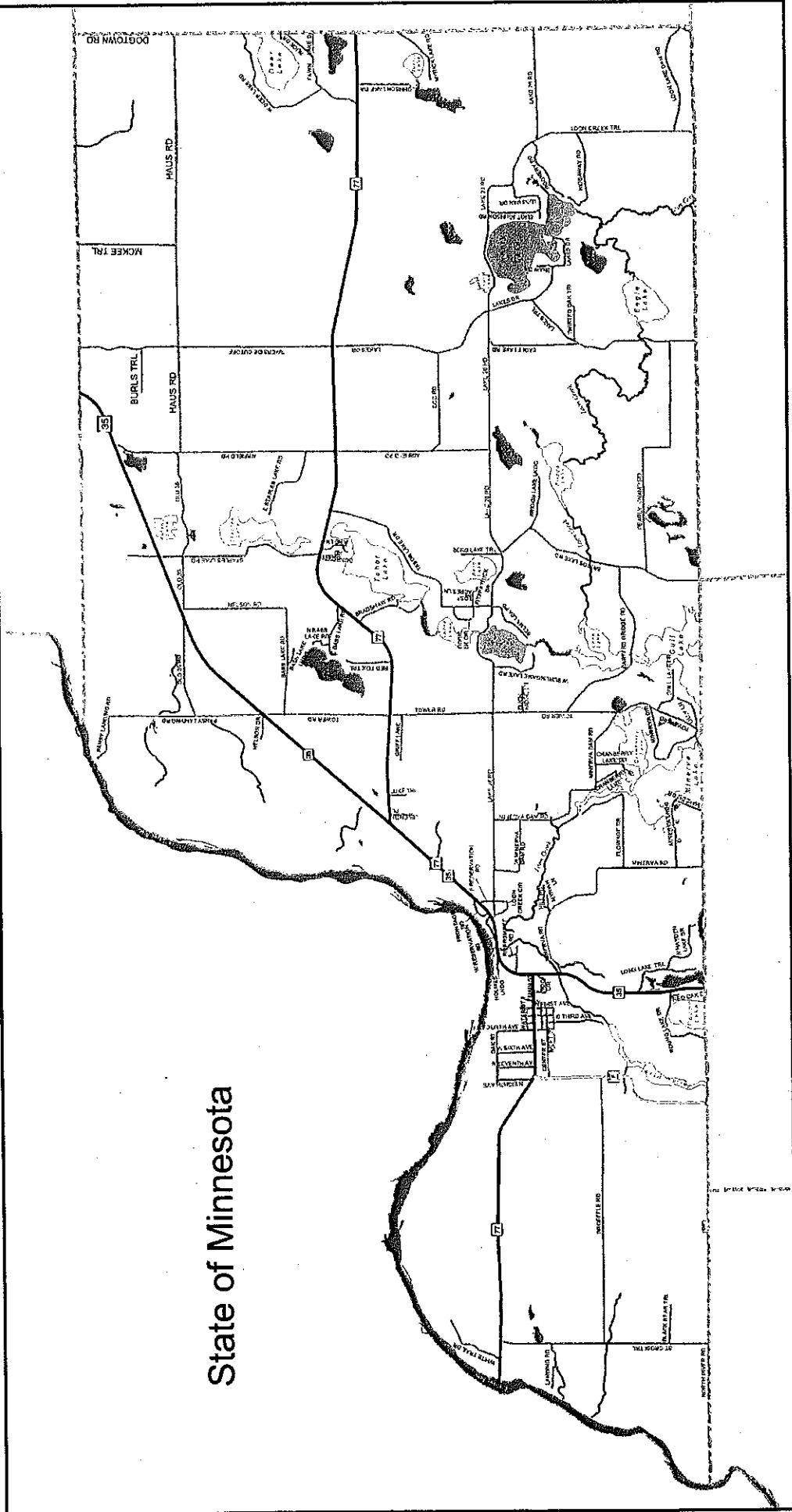
Burnett County




NAME	WATER LAKE
ANDERSON	JACKSON
BURNSIDE	SCOTT
CLAYTON	WATER LAKE
DAVIDSON	WATER LAKE
FRANKLIN	WATER LAKE
GREENBUSH	WATER LAKE
WATER LAKE	WATER LAKE



Town of Swiss, Lake and River Classification

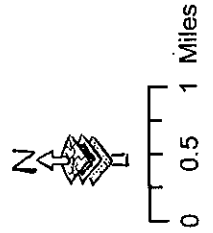
State of Minnesota



- Vulnerability Class
-  Class 1
 -  Class 2
 -  Class 3
 -  Streams (Class 3)

Burnett County

BLAKE	BLAKE	NEED LAKE		
UNION	ENGLAND	JACKSON	SCOTT	
WEST HANSEN	UNION	MORSE	HAND LAKES	BLAKE
DEWITTSBURGH	DANIELS	SMITH	LAPOLETTE	DEWEY
JACKSON	FRANK LAKES			ROOSEVELT

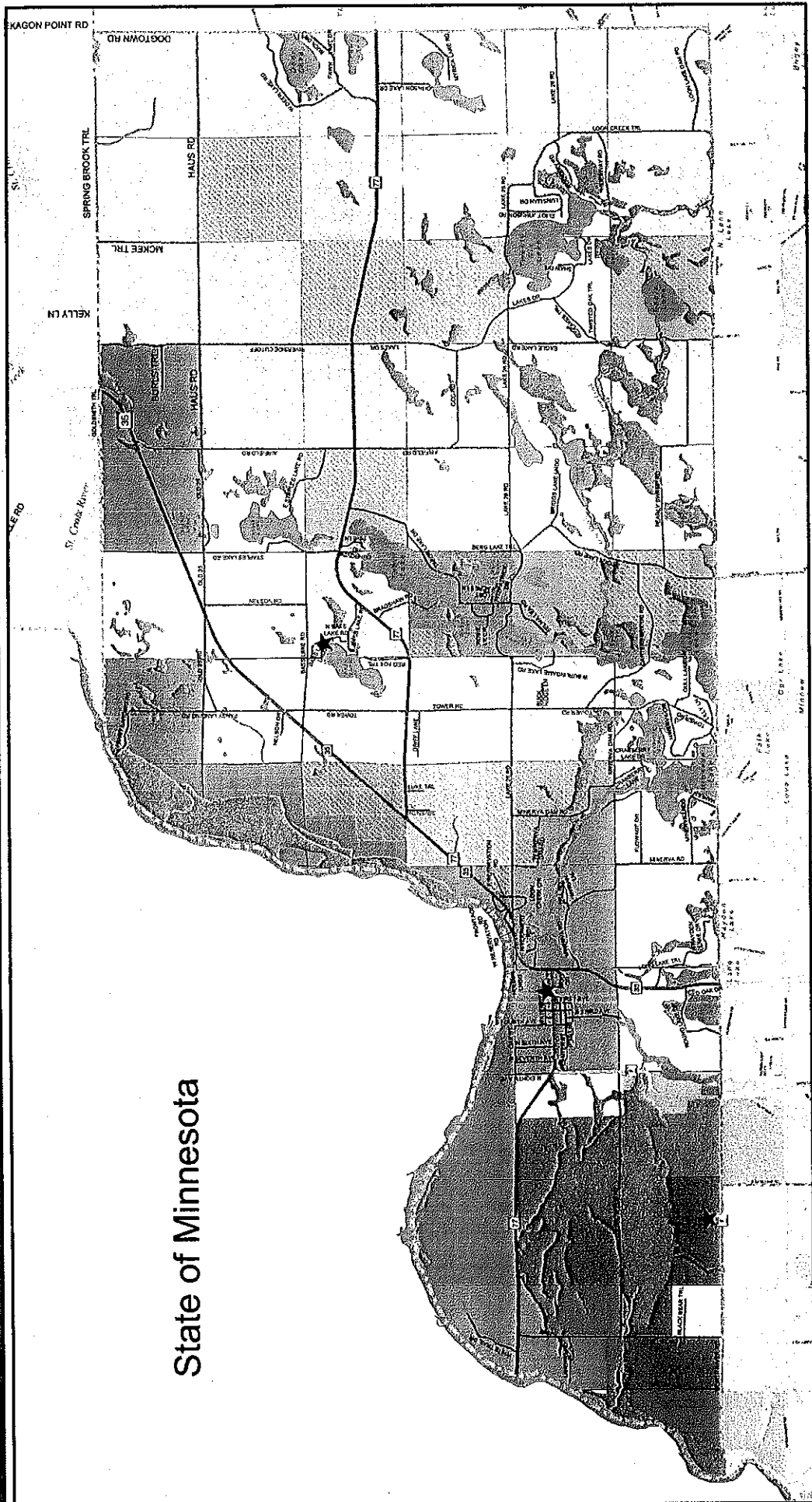


Source: Burnett County Lakes and Rivers Classification

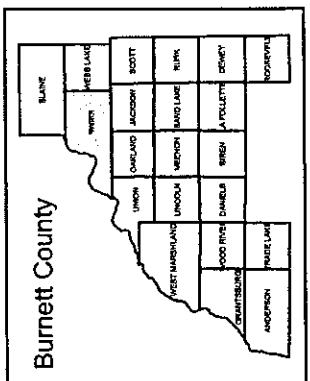


Map 5.5

Town of Swiss, Environmentally Sensitive and Cultural Areas

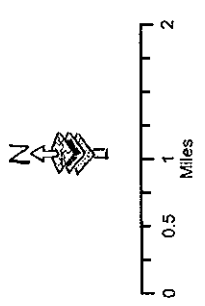


State of Minnesota



★	Historical Site		Wetland
—	State Road		County Forest
—	County Road		State Land
—	Town Road		Aquatic
—	River		Terrestrial
	Lake		Both

Note: Species Occurrence in Town 41N-R15W are to sensitive to portray at the section level.

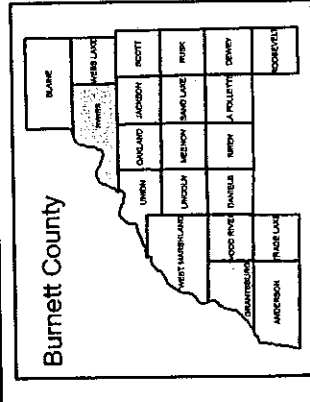
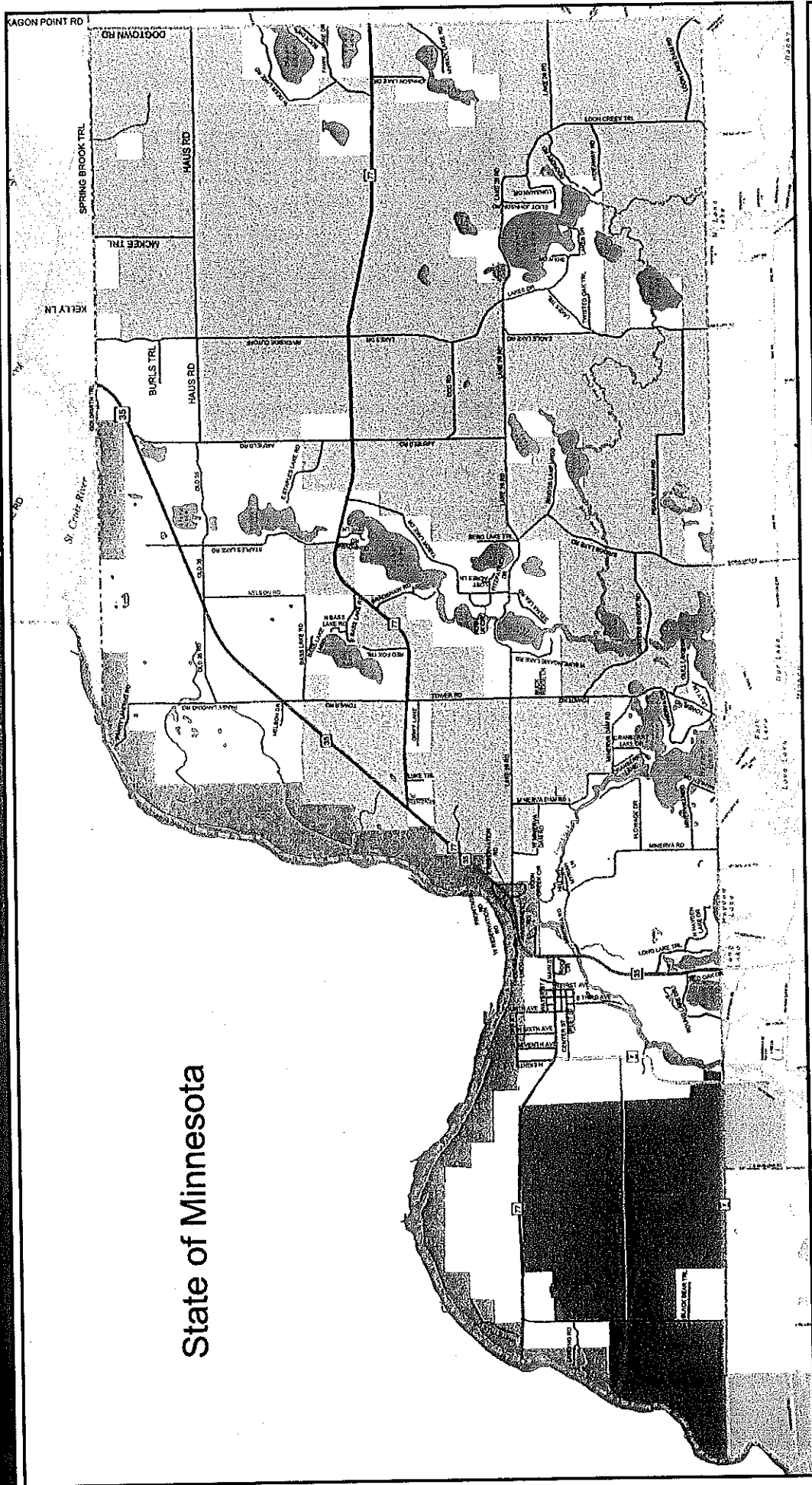


Source: Wisconsin, DNR- Bureau of Endangered Resources Northwest Regional Planning

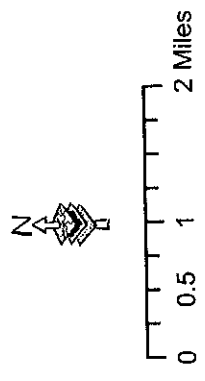


Town of Swiss, Ownership

State of Minnesota



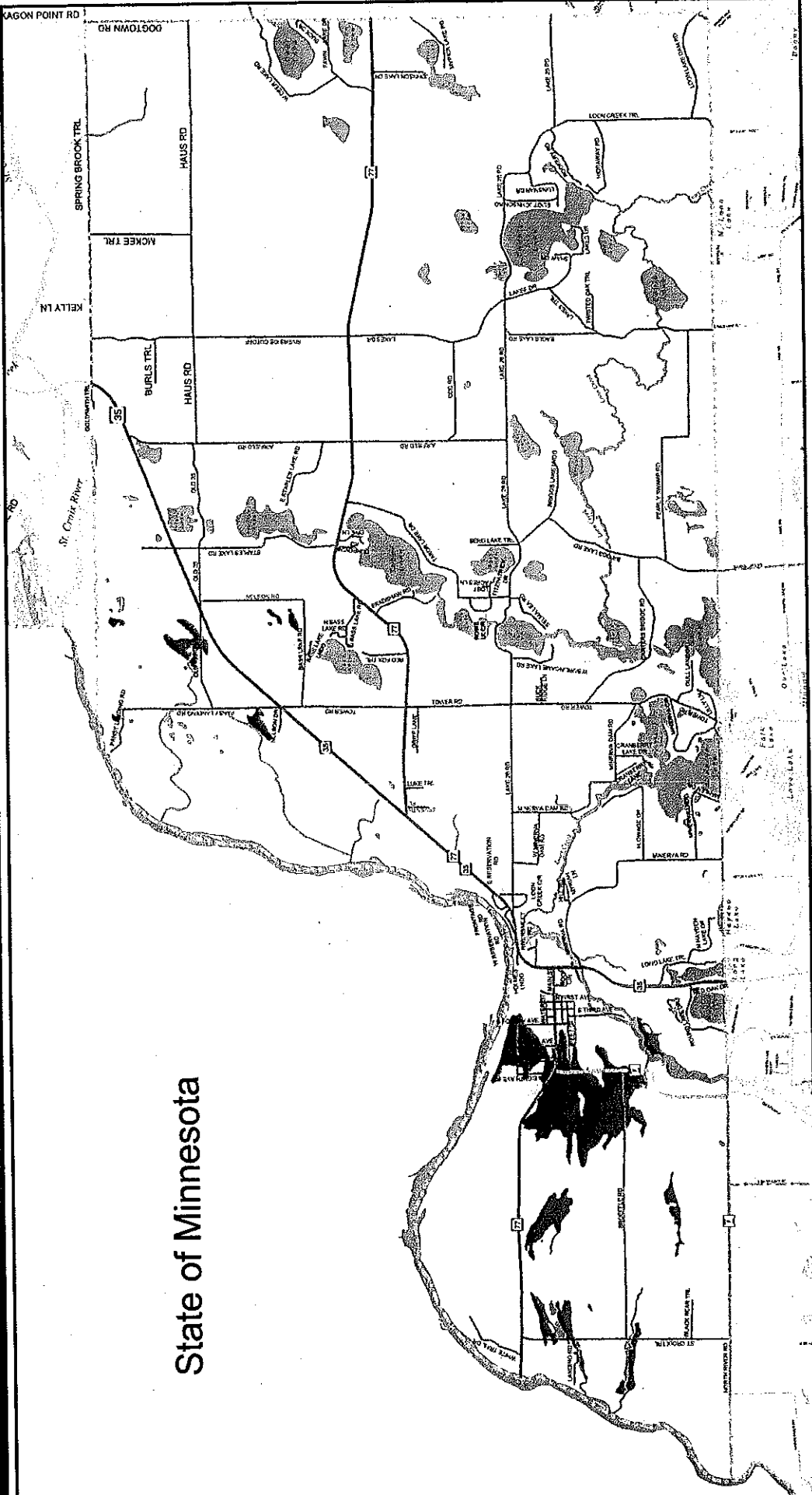
	State Road		River
	County Road		Lake
	Town Road		County Forest
	Town Boundary		State Land
			Federal Land



Source: Wisconsin, DNR
Northwest Regional Planning



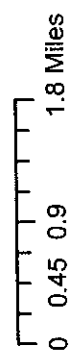
Town of Swiss, Prime Farmland



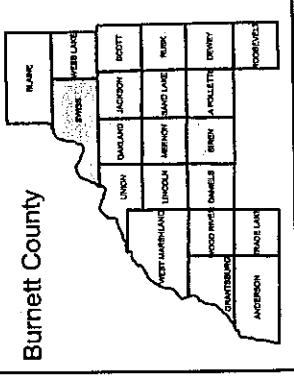
State of Minnesota



- Prime Farmland**
- All areas are prime farmland
 - Farmland of statewide importance
 - Prime farmland if drained
- State Road
- County Road
- Town Road
- River
- Lake
- Town Boundary



Source: Wisconsin, DNR
Northwest Regional Planning





ECONOMIC DEVELOPMENT

6.1 INTRODUCTION

The ability of a community to attract new and innovative businesses, industries, and workers is a key element for the community's economic survival. Providing a good climate for business development enhances the community's overall well being both in financial terms as well as in morale and civic pride. By providing for its businesses, the community insures its future success. Numerous factors contribute to the economic development of a community, many of which extend far beyond the community's boundaries. Therefore, in addition to the specific data on the Town of Swiss, this element will also include information on Burnett County and the State of Wisconsin.

Several characteristics of the population, labor force, and the economic base of the town play major roles in its economic development and will be discussed in this element. Additionally, the strengths and weaknesses of the town, with respect to attracting and retaining businesses, will be explored along with an inventory of the existing businesses. Finally, this narrative will identify state, federal, county, and regional economic development programs and organizations that the Town of Swiss could utilize.

6.2 LABOR FORCE

The labor force is defined as those members of the population 16 years or older who are employed or if unemployed are actively seeking jobs. Based on Census 2000 data, Table 6.1 gives an overview of some of the characteristics of the population and labor force in the Town of Swiss, Burnett County, and Wisconsin.

According to Census 2000, of the 815 residents in the Town of Swiss, 610 were age 16 years or over. Of that 610, 54.9 percent or 335 were considered part of the civilian labor force. At that time, 314 were identified as employed and 21 were unemployed.

As identified in Table 6.1, of the town residents 25 years and older (538), 40.8 percent have some education beyond high school, with 15.5 percent possessing a bachelor's degree or higher. Compared to the county (14.0), the percent of residents with a degree (15.5) is slightly higher but compared to the state (22.5) it is considerably lower.

Table 6.1 General Characteristics of the Population, 2000

Characteristics	Town of Swiss	Burnett County	Wisconsin
Civilian Labor Force	335	7,316	2,869,236
Unemployment Rate	3.4%	5.8%	4.7%
Labor Participation Rate	54.9%	57.7%	69.1%
Education Beyond High School (25 and over)	40.8%	40.1%	50.6%
Bachelor's Degree or Higher (25 and over)	15.5%	14.0%	22.4%
Per Capita Income	\$16,870	\$17,712	\$21,271
Median Household Income	\$30,461	\$34,218	\$43,791
Poverty Rate (Individual)	10.2%	8.8%	8.7%
Median Age	42.7	44.1	36.0

Source: U.S Census 2000 (SF 1 & SF 3)

The Town of Swiss's population over the age of 60 is a smaller share of the total than Burnett County. This is reflected in the town's median age (42.7), which is higher than the state (36.0) but slightly lower than the county's (44.1) median age. However, Burnett County has the fourth highest median age in the state.

The labor force participation rate is the number of residents who are either working or looking for work divided by the total population over 16 years of age. One of the primary reasons for the low labor force participation rate in the county is the large portion of the population over the age of 65. An increasingly aging labor force, a low birth rate, and the loss of younger workforce members will have dire consequences on the future labor supply of the county and, therefore, will have an effect on not only the county but the town's economy.

Burnett County's unemployment rate has been consistently higher than the state rate but has remained fairly close to the national rate. Large fluctuations in seasonal jobs in construction and tourism cause the unemployment rate to elevate during some months of the year, thus, contributing to a higher annual average rate.

Although in 2000-2001, Wisconsin had a higher majority (69%) of high school students who pursued some form of post secondary education after graduation compared to a national estimate (60%)¹, the state lags behind the nation in its ability to retain those students following completion of their degree programs. The national average state retention of degreed students is 71.3 percent compared to the Wisconsin average of 61.6 percent.² The Town of Swiss, like the county and the state, suffers from this college out-migration. Additionally, the town and Burnett County have a lower number of students seeking post secondary education than the state; however, it should be noted that Census 2000 post secondary education data does not include those who have participated in vocational or technical training/certificate programs unless the minimum of an associate degree was or will be awarded. Given the large manufacturing presence in the state, vocational/technical programs have high participation rates in these areas.

¹ Wisconsin Department of Public Instruction

² Indiana's Human Capital Retention Project. Graduate Migration from Indiana's Postsecondary Institutions. Bloomington, IN. Indiana Fiscal Policy Institute. March 1999

Though enrollment in technical/vocational programs in university and technical college systems is not considered post-secondary attainment by the Census, it is believed that some individuals who hold certificates from these programs may have self-reported this enrollment as some level of college education on census questionnaires but just how many is unknown.³ It is most likely that the composition of the industry base and the lack of professional jobs in the county contribute to the lower percentage of Town of Swiss citizens possessing higher degrees.

6.3 TRIBAL ECONOMIC NEEDS ASSESSMENT AND LABOR POOL INFORMATION

The intent and purpose of the St. Croix Tribal Economic Development Needs Assessment is to generate greatly needed financial support and create a diversified revenue base to increase, enhance, and improve the quality of life of tribal and community members. The primary goal is to maintain economic justice and economic equity in the distribution and benefits of economic growth.

The short-term strategies addressing tribal structure, stability, and security are critical elements for sustainable transition and growth. They include:

- Improve the economic well-being of tribal employees by increasing organizational wages to levels compatible to national average incomes.
- Development of internal tribal career paths, potential jobs and employment retirement plans which assure workforce security and commitments.
- Maintain administrative support and financial resources to encourage continuous improvement, growth, and development of staff.
- Initiate the development of a major Community Renewal Campaign in the planning and development of tribal facilities, infrastructure, and service provisions in health, education, family and social services, and all governmental areas.
- Increase existing program and operational budgets to support entry-level position recruitment, create legislative council positions with support staff for implementation of community initiatives, and construction of interim administration facilities located in proposed community locations.
- Create and identify criteria that provide the greatest public benefits to the community, while meeting current management and resource conditions.
- Identify community assets and resources that could help provide the foundation for future sustainable development.
- Identify and implement necessary or desired collaborations and partnerships, creating a positive and supportive environment for future tribal economic systems.

Undoubtedly there are and will be areas of potential collaboration between the tribe and the Town of Swiss. The Town of Swiss objectives have also been directed at continued and increased levels of cooperation and collaboration with the tribe.

³ Wisconsin Department of Workforce Development. Mortarboards, Paychecks, and Crystal Balls: The Link Between Education and Wisconsin's Labor Force. October 2002

The following chart denotes some Indian labor force statistics as they pertain to the St. Croix Band of Chippewa Indians. The U.S. Department of the Interior, Bureau of Indian Affairs collected this information for calendar year 2001. It includes tribal members from all of the living regions of this particular band.

Table 6.2: Labor Market Information: Indian Labor Force

		Male	Female	Total
A	Tribal Enrollment (official tribal membership roll totals)	469	513	982
B	Total Resident/Service Area Indian Population (individuals eligible for on reservation services which the Secretary of the Interior provides to Indian people)	1,239	1,279	2,518
1	Number under age 16	334	357	691
2	Number age 16 through 64	827	836	1,663
3	Number over age 64	78	86	164
4	Population Not Available for Work	58	20	78
5	Employed in public sector positions	195	158	353
6	Employed in private sector positions	434	430	864
7	Employed BUT below the poverty line	35	58	93

Source: 2001 Overall Economic Development Program Annual Report – St. Croix Tribal Planning and Development Department

Because of the proximity of the tribal work force, the Town of Swiss may need to take into account potential employees from the tribe when developing different aspects of economic development. Although many tribal members work in tribal-developed positions, many could be considered as a part of the potential work force pool for the Town of Swiss.

The St. Croix Tribe of Chippewa Indians of Wisconsin was designated as an Economic Development District in 1976. The following inventory denotes development efforts undertaken in the Town of Swiss area.

Table 6.3: Inventory of Past Tribal Development Efforts 1992 – Present

Year	Action	# Of Jobs Created	Total Project Cost (Est.)
1993	Development of Hole-in-the Wall Casino, Danbury	260	\$ 1.5 million
1993	Development of Hole-in-the-Wall Hotel, Danbury	22	\$ 600,000
1995	Expansion of Chippewa Corners Café, Danbury	12	\$ 500,000
1996	Expand Hole-in-the-Wall Casino, Danbury	30	\$ 1.2 million
2000	Expand Hole-in-the Wall - Hotel Pool and Suites Development, Danbury	6	\$ 1.2 million
2000	Began construction of Aquaculture Operation, Danbury	38	\$ 23 million

Source: 2001 Overall Economic Development Program Annual Report – St. Croix Tribal Planning and Development Department

Varying amounts of public resources along with the balance of tribal funds were used for these developments.

6.4 ECONOMIC BASE

The Town of Swiss, located in northwestern Burnett County, borders on the Minnesota state line. State Highway 77 runs east-west and State Highway 35 runs north-south through the middle of the town making it easily accessible from other areas in Wisconsin and eastern Minnesota, especially the Minneapolis/St. Paul and Duluth/Superior metropolitan areas.

Employment by Industry

Table 6.4 lists the number and percent of employed residents in the town by industry sector from Census 2000 data plus the 2002 annual average pay for each industry sector for Burnett County based on the Covered Employment and Wages Report. Wage data for 2000 is not available at the community level. Furthermore, 2000 county level wage data is not available using the new North American Industry Classification System (NAICS) because of the changeover from the Standard Industrial Classification (SIC) codes to the NAICS during this time period; therefore, the 2002 average annual pay is used in the table.

Table 6.4 Town of Swiss Resident Employment by Industry Using NAICS

Industry	Census 2000 Number	Percent	2002 Annual Avg. Pay for Burnett County
All Industries	314	100.0%	\$22,943
Agriculture, forestry, fishing and hunting, and mining	11	3.5%	\$25,759
Construction	30	9.6%	\$23,731
Manufacturing	25	8.0%	\$31,852
Wholesale trade	13	4.1%	ND
Retail trade	49	15.6%	\$14,358
Transportation and warehousing, and utilities	17	5.4%	\$28,468
Information	3	1.0%	\$22,770
Finance, insurance, real estate, and rental and leasing	13	4.1%	\$22,077
Professional, scientific, mgmt., administrative, and waste mgmt.	10	3.2%	\$27,067
Educational, health and social services	65	20.7%	\$23,000
Arts, entertainment, recreation, accommodation and food serv.	61	19.4%	\$8,734
Other services (except public administration)	7	2.2%	\$16,931
Public administration	10	3.2%	\$25,004

Source: U.S. Census 2000; U.S. Bureau of Labor Statistics
 ND: Non Disclosable--data do not meet BLS or State agency disclosure standards

As indicated by the table, two industry sectors dominated resident employment. Over 20 percent of residents were employed in the educational, health, and social services industry sector while roughly 19 percent were employed by the arts, entertainment, recreation, accommodation, and food service sector. The combined retail and wholesale trade industry sectors employ nearly 20 percent of town residents.

The Town of Swiss is a rural community with easy access to the primary shopping center located in the unincorporated Town of Danbury. There are a number of businesses located in the Town of Swiss – most are located in Danbury. Other businesses are scattered throughout the Town of Swiss and are often tourism based.

Town of Swiss Comprehensive Plan

It should be noted that as of March 11, 2003, the Wisconsin Department of Revenue reported in its Statement of Assessments that there were 64 different commercial parcels in Swiss, totaling 167 acres. No manufacturing parcels are presently noted in the Statement of Assessments.

Town of Swiss Employers

Table 6.5 lists the employers in the Town of Swiss as of March 2003 as reported by the Wisconsin Department of Workforce Development. Within the employment size ranges, however, the companies are not necessarily in rank order.

Table 6.5: Top Employers in Town of Swiss in Order of Number of Employees

Employer Name	Product or Service	Employment Size Range
St. Croix Band Of Chippewa	Casino Hotels	
Log Cabin Store	Other General Merchandise Stores	20-49
Waynes' Star Of The North Market Inc	Grocery Store	20-49
Voyager Village Property Owners Assn	Lodging	20-49
The Fish Bowl Inc	Bar & Eatery	10-19
T & T Logging Inc	Other Plastic Product Manufacturing	10-19
Town Of Swiss Burnett County	Local Government	10-19
Ike Walton Lodge Inc	Hotels	10-19
T & T Transport Inc	Specialized Freight Trucking, Local	5-9
Klugow Construction	New Single Family Housing Construction	5-9
Heidelberg Harris Corp	Industrial Mach.& Equip. Merch. Wholesalers	5-9
Inside Out Café	Full Service Restaurant	5-9
Burnett County Historical Society Inc	Historical Sites	5-9
Clear Sky Inc	Offices of Real Estate Agents and Brokers	1-4
Homestead Embroidery Inc	All Other Miscellaneous Textile Prod. Mills	1-4
Bremer Bank NA	Commercial Banking	1-4
The Lodge Retreat	Other Traveler Accommodation	1-4
Sheds 'N' Shacks Inc	Finish Carpentry Contractors	1-4
Ug Products Co Inc	All Other Plastics Products Manufacturing	1-4
Oakland Store	Other General Merchandise Stores	1-4
Vanguilder Inc	Offices of Real Estate Agents and Brokers	1-4
Thomas A Webber	Finish Carpentry Contractors	1-4
Northland Builders Inc	Residential Remodelers	1-4
Elliott Contracting Corp	Electrical Contractors	1-4
Wild Bills Inc	Clothing Accessories Stores	1-4
James Berg	Flooring Contractors	1-4
Hillside Inn	Drinking Places	1-4
Gk Ruis Building & Design Inc	New Single Family Housing Construction	1-4
Trailside Motel Llc	Hotels	1-4
Log Cabin Fur	Farm Product Raw Mat. Merch. Wholesalers	1-4
Police Labor Relations Inc	H.R. and Executive Search Consulting Serv.	1-4
Oakland Salon	Beauty Salons	1-4
U.S. Postal Service/Danbury	Postal Service	1-4

Source: WI Department of Workforce Development, March 2003 and the Town of Swiss

Worker Commuter Patterns

Table 6.6 indicates the number of people who live or work in the Town of Swiss and who commute to work. It includes the locations of their places of employment and the locations of their residences. Of the 306 residents in the Town of Swiss that commute to work, about 36 percent work in the Town of Swiss. Approximately 20 percent of Swiss residents work in neighboring Minnesota. Of the 424 people who are employed in the Town of Swiss, only 26 percent are residents of the town and nearly 11 percent commute from the State of Minnesota.

Live In:	Work In	Count	Travel To:	From:	Count
T. of Swiss	Town of Swiss, Burnett Co	111	T. of Swiss	Town of Swiss, Burnett Co	111
	V. of Webster, Burnett Co.	37		T. of Oakland, Burnett Co.	39
	Pine County MN	30		Pine County MN	32
	V. of Grantsburg, Burnett Co.	22		T. of Jackson, Burnett Co.	26
	V. of Siren, Burnett Co.	13		T. of Blaine, Burnett Co.	24
	Washburn County WI	13		T. of Sand Lake, Burnett Co.	22
	Douglas County WI	11		T. of Lincoln, Burnett Co.	16
	Anoka County MN	8		T. of Meenon, Burnett Co.	14
	St. Louis County MN	8		Washburn County WI	14
	T. of Oakland, Burnett Co.	8		T. of Siren, Burnett Co.	12
	T. of Siren, Burnett Co.	8		Pierce County WI	10
	V. of Frederic, Polk Co.	7		T. of Union, Burnett Co.	9
	C. of St. Paul, Ramsey Co. MN	6		T. of Scott, Burnett Co.	9
	T. of Wood River, Burnett Co.	4		V. of Siren, Burnett Co.	9
	Dakota County MN	3		V. of Webster, Burnett Co.	9
	C. of Cloquet, Carlton Co. MN	3		T. of La Follette, Burnett Co.	8
	Benton County AR	3		Douglas County WI	8
	T. of Dewey, Burnett Co.	3		Washington County MN	8
	T. of Webb Lake, Burnett Co.	2		T. of Webb Lake, Burnett Co	7
	T. of Scott, Burnett Co.	2		St. Crois County WI	6
Washington County MN	2	St. Louis County MN	6		
Hennepin County MN	2	Polk County WI	4		
			T. of Dewey, Burnett Co.	3	
			V. of Grantsburg, Burnett Co.	3	
			Barron County WI	2	
			T. of Daniels, Burnett Co.	2	
			T. of Rusk, Burnett Co.	2	
			T. of W. Marshland, Burnett	2	
			T. of Wood River, Burnett Co.	2	
			Dunn County WI	2	
			Trempealeau County WI	2	
			T. of Grantsburg, Burnett Co.	1	
Totals		306	Totals		424

Source: Census 2000, MCD/County to MCD/County Worker Flow files

6.5 ATTRACTING AND RETAINING BUSINESS AND INDUSTRY

The attraction of business and industry is an important goal for the town, especially tourism-based jobs. Almost 70 percent of the community survey respondents felt that the town should attract tourism-based businesses. Survey respondents were also open to service-related businesses (76.3 percent) and retail establishments (70.3 percent). Industrial and manufacturing development is also necessary to support local residents employment opportunities and to enable existing businesses the ability provide existing and expanded services.

The Town of Swiss has several attributes that would make it an excellent place to locate a potential business. Specifically the town has:

- Good transportation network
- Educated workforce
- Diverse environmental and natural resources
- Water resources
- Cultural diversity
- Recreational resources
- Internet Access
- Community involvement and participation
- Natural gas, digital cable, and high speed cable availability (in selected areas – ex. Danbury)

While the town enjoys its share of advantages, there are several disadvantages or weaknesses the town must address when seeking to attract new business and industry. In particular:

- High property values
- Lack of governmental cooperation (county and overlapping)
- Lack of affordable housing
- Public safety issues

Historically, business attraction has centered on tourism and retail establishments. To be successful, an attractive and competitive environment must be provided. Entrepreneurship and small business development is necessary to create new jobs and provide stability to the local economic base.

Because of structural changes in the economy and the transition from a primarily physical-labor industrial age economy to an intellectual-labor, information age or knowledge-based economy, the development of technology-based businesses has become even more important to attract high-skilled, high-paying jobs. The Town of Swiss and Burnett County, as indicated in the following sections, has the necessary amenities, such as high-speed Internet access, adequate power sources, and access to financing to attract knowledge-based businesses.

It is estimated that 85 percent of the employment in any given area is generated by the existing businesses; therefore, retaining these companies is a high priority for local officials and economic development organizations. To accomplish this, the obstacles that restrict the growth of existing businesses must be removed and assistance must be given to businesses to help them remain competitive in a global economy. This section provides information on existing programs, initiatives, infrastructure, and organizations available to attract/retain businesses and industries in the Town of Swiss and Burnett County.

SuperiorLife Technology Zone Program

In June 2002, Burnett County was one of six counties in Northwest Wisconsin designated as a Technology Zone (called SuperiorLife) by the Wisconsin Department of Commerce. Developed out of the Build Wisconsin initiative, the Technology Zone program brings \$5 million in income tax incentives for high-tech development in the area. The Technology Zone program will help the county generate high-wage jobs through the startup and expansion of technology-based businesses. Eligible businesses will be certified by the Department of Commerce for tax credits based on their ability not only to create high-wage jobs and investment but also to support the development of high-tech industries in the region.

Workforce Development

Wisconsin Indianhead Technical College (WITC), with locations in Rice Lake and Superior, is an accredited postsecondary educational institution serving northwestern Wisconsin. Although neither a campus nor a branch is located in Burnett County, a learning center is located in the Village of Siren. Customized training and technical assistance to business and industry is available to help them become more competitive, increase productivity, and to retain workers. This customized training is available at the business site or in a campus classroom setting.

The University of Wisconsin-Superior is a public liberal arts college offering more than 30 undergraduate majors. It provides academic programs such as accounting, teacher education, biology, and innovative programs such as legal studies, art therapy, transportation, and logistics management. In addition, its graduate studies program offers advanced degrees in teacher education and administration, counseling, visual arts, and communicating arts. For nontraditional students, UW-Superior offers options such as an extended degree program, a center for continuing education/extension, and distance learning programs.

Located in the City of Rice Lake in nearby Barron County is a campus of the University of Wisconsin. It offers a two-year program resulting in an associate of arts or science degree. The school's curriculum of liberal studies and pre-professional courses prepares the student for further study or for entry or reentry into the workforce.

Additional higher educational facilities exist in the bordering State of Minnesota. The University of Minnesota-Duluth and the College of St. Scholastica offer four-year degree programs and are located in Duluth, Minnesota. Also located in Duluth is Lake Superior College, a two-year college that offers more than 100 technical majors, programs for transfer, continuing education, and customized training for business and industry. To the south, there are many two and four year colleges located in the Twin Cities metropolitan area.

The Northwest Wisconsin Concentrated Employment Program, Inc. (NWCEP) is a non-profit corporation whose mission is to strengthen the economy by providing effective and efficient workforce development services to businesses and workers. In existence since 1968, it administers programs to help local youth and adults gain marketable skills and find better jobs. In addition, NWCEP provides a variety of services, including workshops, conferences, and newsletters for businesses and business development. NWCEP has its main office in Ashland County with a satellite office located in Park Falls in Price County.

WoodLINKS-USA is a program designed to respond to the serious lack of skilled workers in the wood industry. It is an industry education partnership designed to enhance the wood product industry competitiveness and economic development through significant improvement of entry-level work force skills through high school curriculum. The program combines traditional classroom training with experienced based learning both in schools and in cooperating industry partners. The program is being proposed to all high schools in the area, including those in Burnett County.

Business Development Assistance

There are several options available for small businesses in the Town of Swiss seeking technical assistance. One is the Wisconsin Business Innovation Corporation (WBIC), a partner organization formed by the Northwest Regional Planning Commission (NWRPC). Although its office is located in Washburn County, its service area is the entire ten-county region. Since its beginning in 1996, WBIC has developed a unique array of technical, financial, and business support services for start up and expanding businesses. This work involves analyzing a firm's financial needs including preparation or review of financial projections, analyzing requirements and procedures of the various financing programs, identifying the appropriate funding sources, structuring sources and uses of funds, and the preparation of forms and documents needed in applications.

Another source for technical assistance is the University of Wisconsin-Superior Small Business Development Center (SBDC). It assists entrepreneurs, small business owners, and managers who are in the pre-venture, start-up, or existing business stage. SBDC offers confidential, one-to-one counseling on business management topics through personal visits, email, and telephone. The center maintains a business-to-business network so a new business can ask for business expertise from a pertinent resource.

Technical assistance for small businesses is also available through the SCORE Association (Service Corps of Retired Executives), which is a resource partner with the U.S. Small Business Administration. There is a chapter in Douglas County that offers help with any business questions, strategy, and concerns. Small business counseling is available via telephone, email, workshops, and activities.

Access to Financing and Venture Capital

Small businesses create the lion's share of new jobs but are the least able to obtain reasonable financing for job-creating expansions and start-ups. Because of the shortage of long-term financing, small businesses are frequently unable to match the term of financing with the life of the asset.

The Northwest Wisconsin Business Development Corporation (NWBDC) is a non-profit corporation formed by NWRPC to address the critical need for business financing in northwest Wisconsin. It is targeted at the best economic development opportunities of the area: the timber and wood products industry, tourism, and other manufacturing and service industries.

NWBDC manages three revolving loan funds (RLFs) and a technology seed fund. The overall goal of the RLFs is to stimulate private sector investment in long-term business assets and to create new jobs. The funds partially fill the gap in private capital markets for long-term fixed

rate financing. The technology seed fund can be used to complete research and development activities and validate the technology, develop prototypes, and file patents and copyrights.

In addition to the NWBDC loan funds, Burnett County has a local revolving loan fund. In 1994, the Burnett County RLF was established from Economic Development Grant funds awarded by the Wisconsin Department of Commerce. The fund provides an alternate source of financing for eligible businesses wishing to expand or locate in the county.

In late 2000, a community-based venture capital (equity) fund called the Wisconsin Rural Enterprise Fund, LLC (WREF) was established by the Wisconsin Business Innovation Corporation. It was formed to create a capital fund that would provide self-sustaining, moderate growth through financial investments made in rural businesses that meet the WREF criteria. Technology intensive businesses, which have the potential to create high-skilled, high-wage jobs in rural areas are the targeted businesses. Currently, it is the only Northwest Wisconsin community-based venture capital fund; and besides WBIC, its members include rural electric cooperatives and local community development organizations.

6.6 TECHNICAL AND PHYSICAL INFRASTRUCTURE

The Town of Swiss and Burnett County have superior transportation facilities to serve existing and future businesses. An excellent roadway system is available in the county providing easy truck freight access to businesses in the county. General cargo service is available at Duluth/Superior, Wisconsin and Minneapolis/St. Paul, Minnesota. The largest deep-draft commercial harbor (port) is located at Superior/Duluth.

Scheduled domestic and international passenger service is available at the Duluth International Airport and Twin Cities International Airport. Two smaller municipal airports are located in the county that can accommodate corporate passenger jets. One is located in the Village of Grantsburg and one in Meenon Township (the Burnett County Airport).

Other physical infrastructures, like sewer, water, natural gas, electrical services, and telecommunications are or soon will be available in certain areas (Danbury). Rural areas in Wisconsin, such as the Town of Swiss and Burnett County, are further ahead than many urban areas in the availability of high speed Internet access. Technology infrastructure in Swiss and Burnett County is widespread and may include T1, T2, T3 lines, DSL, cable, dial up, and fiber optic.

6.7 QUALITY OF LIFE

A good quality of life is becoming increasingly important to employers and employees alike, not only in Wisconsin, but around the country. The Town of Swiss has a premium quality of personal life, with a beautiful physical environment, excellent quality and quantity of water, a good public education system, and an above average labor force with a good work ethic.

Natural, recreational, and lifestyle amenities abound throughout the county and tranquility and solitude of the great outdoors is plentiful. The lack of traffic jams, low crime rates, and low costs enhance the quality living environment. Clean, unpolluted air, as well as lots of open space for recreation and expansion, adds to the general overall quality of life to residents of the Town of Swiss.

6.8 BUSINESS OPPORTUNITIES

Future commercial development in the Town of Swiss is most likely to occur along major roadway corridors that bisect the town; specifically, at or near the intersection of STH 77 and STH 35. The development of this *Comprehensive Plan* is seen as an important step to plan for and accommodate growth and development along these highways. According to the community survey, the community would like to see a compatible mix of land use along these primary transportation corridors in the future. The town would also support limited residential development in these areas (some exists already) to provide additional housing opportunities.

While the town would like to welcome additional business development to support the local tax base, it is important that any new development exist in harmony with the local environment. Therefore, new business development should be “clean” and not produce bi-products that would be hazardous to the natural resources of the Town of Swiss, i.e., lakes, rivers, streams, wetlands, forests, and agricultural lands. Likewise, new development should blend into the rural landscape and not represent a nuisance to other landowners.

New businesses in the town, specifically in the unincorporated Town of Danbury, will soon have access to municipal water and sewer service through the creation of a sanitary district. In essence, businesses which might choose to locate in the town should be environmentally friendly, should blend in with surrounding businesses possibly following a particular façade theme, and use appropriate lighting and signage.

No industrial parks are located in the Town of Swiss. Based on landowner survey results and the goals and objectives developed by the planning committee, the town is not contemplating industrial development at this time.

6.9 TOURISM IMPACT TO THE LOCAL ECONOMY

Information on tourism is not available at the town level; therefore, Burnett County data must be used for the Town of Swiss. The following information was acquired from the Wisconsin Department of Tourism.

Burnett County has a long history of being a vacation destination for visitors from across Wisconsin and bordering states and ranks 48th in the state for traveler spending. Tourism plays an important role in the overall economy of the county and of local businesses in the town. Burnett County offers hundreds of miles of groomed trails for hiking, bicycling, snowmobiling,

cross-country skiing, and horseback riding. Five golf courses and great fishing lakes covering more than 30,000 acres greatly contribute to the lure of the county.

According to the State Department of Tourism, traveler spending statewide has continued to increase reaching an estimated \$11.7 billion in 2003 (December 2002-November 2003). Visitors to Burnett County in 2003 spent a total of \$56.6 million. Summer is the biggest season and generated traveler expenditures of \$23 million. Winter/spring travelers spent \$19 million and fall visitors spent \$15 million.

Tourism is an extremely vital part of Burnett County's economy. Since 1993, travel expenditures in Burnett County increased 200 percent, from \$19 million to \$57 million. Full-time equivalent jobs supported as a result of traveler spending in Burnett County amounted to 1,511. Translated to total county workforce, it means that nearly 19 percent of people employed in Burnett County are in jobs supported by tourism. Employees in the county earned an estimated \$35 million in wages generated from tourist spending.

The total impact of tourism extends far into the county, making a contribution to schools and local governments. Local revenues (property tax, sales taxes, lodging taxes, etc.) collected as a result of tourist spending was an estimated \$2.3 million in 2003.

The economic impact to the Town of Swiss based on seasonal homes is significant due to its location within the lake districts where lake shore development has created more seasonal residents. According to Census 2000, 57.7 percent of total housing units in the town are for seasonal, recreational, or occasional use.

6.10 REDEVELOPMENT AND CONTAMINATED SITES

There are three contaminated sites officially identified in the Town of Swiss. Over the 20 year planning horizon, cooperation with the Department of Natural Resources and responsible parties should be continued to ensure proper remediation as well as planning for proper redevelopment of the properties.

6.11 ECONOMIC DEVELOPMENT PROGRAMS AND ORGANIZATIONS

There are many programs at the federal, state, county, and regional level that can help the Town of Swiss in the support and development of economic development efforts. In addition, there are programs available for individual businesses to assist in start-up and expansion. This section contains a list of the major agencies and programs that are most likely to be used by the town in its economic development efforts. In addition to programs, there are economic development organizations throughout the county that provide assistance to local units of government and businesses. These are also listed in this section.

FEDERAL

Economic Development Administration

The U.S. Department of Commerce Economic Development Administration offers two programs for assistance with economic development that apply to the Town of Swiss. One is the Public Works and Economic Development Facilities Assistance Program, which supports the construction or rehabilitation of essential public infrastructure and development facilities necessary to generate private sector jobs and investment, including investments that support technology-led development, redevelopment of brownfield sites, and eco-industrial development. Secondly, the Economic Adjustment Assistance Program is available to address the immediate needs of businesses and communities presently undergoing transition due to a sudden and severe job loss and to demonstrate new and proactive approaches for economic competitiveness and innovative capacity for threatened regions and communities.

USDA Wisconsin Rural Development

Several loan and grant programs of benefit to the county and local business development are available from the USDA Rural Development. One of those programs is the Community Facility Guaranteed Loans Program, which provides funding to local units of government to construct, enlarge, extend, or otherwise improve community facilities providing essential services in rural areas and towns.

The Rural Economic Development Loans and Grants Program helps develop projects that will result in a sustainable increase in economic productivity, job creation, and incomes in rural areas. Projects may include business start-ups and expansion, community development, incubator projects, medical and training projects, and feasibility studies.

The purpose of the Business and Industry Direct Loan Program is to improve, develop, or finance business, industry, and employment and improve the economic and environmental climate in rural communities. Loan purposes include purchase and expansion of land, equipment, buildings, and working capital. Loans to public bodies can be used to finance community facilities and construct and equip industrial plants for lease to private businesses.

The Community Facilities Direct Loans and Grants Program provides funding for essential community facilities (CF) such as municipal buildings, day care centers, and health and safety facilities. Examples include fire halls, fire trucks, clinics, nursing homes, and hospitals. CF loans and grants may also be used for such things as activity centers for the handicapped, schools, libraries, and other community buildings.

STATE

Wisconsin Department of Commerce

At least three programs are available to local units of government through the Wisconsin Department of Commerce. The first program is the Community Development Block Grant for Economic Development (CDBG-ED). Its purpose is to provide resources to local governments that will enable them to assist economic development projects in their community. The local unit of government is the applicant and recipient of the funds. A specific business, which must

be located in a municipality of 50,000 or less, is loaned the funds for eligible business development uses. When the funds are repaid to the local government, they may stay in the community to be used as a revolving loan fund to assist other businesses in the community.

The second program is the Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED). Its purpose is to provide grant funds to local governments that will enable them to provide needed public facilities (i.e., streets, sewer mains, water mains, etc.) to private business enterprises that are going to create full-time jobs by starting or expanding their businesses because of the availability of the funded public facilities.

The third program available from the Wisconsin Department of Commerce is the Community-Based Economic Development Program (CBED). Its purpose is to provide financing assistance to local governments and community-based organizations that undertake planning or development projects or that provide technical assistance in support of business (including technology-based businesses) and community development.

Wisconsin Departments of Tourism and Commerce

The Tourism Development Initiative is a multi-faceted program designed to assist tourism businesses that have been severely affected by consecutive winters with minimal snowfall. The program offers planning and training grants that focus on tourism development and diversification at the business and municipal levels. A Snow Emergency Loan is available to qualifying small businesses that can document significant revenue loss caused by the lack of snow.

Wisconsin Department of Transportation

Available from the Wisconsin Department of Transportation is a program called the Transportation Facilities Economic Assistance and Development Program (TEA). The intent of the TEA program is to help support new business development in Wisconsin by funding transportation improvements that are needed to secure jobs in the state. A governing body, a business, a consortium group, or any combination thereof can apply for TEA program funding.

REGIONAL

Northwest Regional Planning Commission

The Northwest Regional Planning Commission is a cooperative venture of the local units of governments in the ten counties of Ashland, Bayfield, Burnett, Douglas, Burnett, Price, Rusk, Sawyer, Taylor, and Washburn and the five tribal nations of Bad River, Lac Courte Oreilles, Red Cliff, St. Croix, and Lac du Flambeau in the region. The purpose of NWRPC is to assist the communities of the membership to promote sustainable economic development, develop public facilities, provide planning and technical services, efficiently manage and conserve natural resources, and protect the environment. Every five years, NWRPC, with the cooperation of the local units of government in its region, prepares a Comprehensive Economic Development Strategy for the entire Northwest Region.

In an effort to build a focused development strategy for the Northwest Region, NWRPC developed three non-profit development corporations, each focusing on a specific area need and opportunity

including financing for business start up and expansions (Northwest Wisconsin Business Development Corporation), technology-based business development (Wisconsin Business Innovation Corporation), and affordable housing (Northwest Affordable Housing, Inc.).

Northwest Wisconsin Business Development Corporation

A strategic partner of the Northwest Regional Planning Commission, the Northwest Wisconsin Business Development Corporation, has available revolving loan funds to address a gap in private capital markets for long-term, fixed rate, low down-payment, and low interest financing to assist businesses in job creation/retention and growth.

SuperiorLife Technology Zone Program

The Technology Zone program was developed out of the Build Wisconsin initiative, which is firmly based in the concepts of promoting regional cooperation and developing a technology base. Burnett County is part of the SuperiorLife Technology Zone and won designation as such by the Wisconsin Department of Commerce (WDOC) in 2002. Each designated zone will get \$5 million in income tax incentives for high-tech development. The (WDOC) will certify eligible businesses for tax credits based on their ability to create high-wage jobs and investment and support the development of high-tech industries in the region. The SuperiorLife Technology Zone offers the potential for growth in the computer software, medical, and forestry clusters, among others.

LOCAL

Economic Development Organizations

Several economic development organizations dedicated to community and business development exist in Burnett County. Following is a list of these organizations that promote economic development or provide assistance to local units of government and businesses and industries within the county.

Burnett County Development Association

The Burnett County Development Association (BCDA) is a private nonprofit economic development association made up of a group of individuals, businesses, and governments working to promote economic opportunities for the residents, businesses, and communities of Burnett County. The organization has representation from all areas of the county, banks, villages, utilities, and the St. Croix Tribe of Chippewa Indians. Since its inception in 1985, BCDA has worked on a variety of projects including business recruitment, retention, expansion, and financing projects. Its accomplishments and activities include coordinating efforts to serve county villages with natural gas, designation as a technology zone and providing income tax credits, promoting business fairs, communicating demographic trends, and lobbying for legislation that promotes economic and community growth.

Burnett County Industrial Development Agency

The Burnett County Board of Supervisors formed the Burnett County Industrial Development Agency. The agency's purpose is to serve as the controlling or operating entity to administer the Burnett County Revolving Loan Fund.

Other Programs

There are many more federal, state, and local programs offering assistance to businesses. They are listed in the Economic Development Manual prepared by the Wisconsin Bankers Association and the Wisconsin Financing Alternatives booklet prepared by the Wisconsin Department of Commerce.

6.12 ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, ACTIONS, POLICIES, AND PROGRAMS

A set of recommended goals, objectives, and actions have been developed to assist the Town of Swiss in its overall effort to support, retain, and attract economic development activity.

Goal: Promote economic development activities that provide for a healthy, diversified and sound economy with minimal effects on the environment, including but not limited to commercial, industrial, manufacturing, and tourism based.

Objective 1: Plan for future commercial development.

Action Statement – Objective 1

Create an economic development plan to regulate commercial growth.

Responsible party – Town Board, Plan Commission

When – 2008

Objective 2: Promotion of main street establishments.

Action Statement – Objective 2

Develop a brochure promoting mainstreet (Danbury) establishments.

Responsible party – Town Board, Chamber of Commerce

When – ongoing

Objective 3: Encourage rehabilitation of existing business structures.

Action Statement – Objective 3

Educate businesses about low or no-interest loan programs for rehabilitation of business structures.

Responsible party – Town Board, Plan Commission

When – ongoing

Objective 4: Encourage tourism-related businesses.

Action Statement – Objective 4

Develop a brochure extolling the advantages of locating tourism-based businesses in the Town of Swiss.

Responsible party – Town Board, Chamber of Commerce

When – ongoing

Objective 5: Encourage commercial and industrial/manufacturing business.

Action Statement – Objective 5

Promote businesses development of all kinds.

Responsible party – Town Board

When – ongoing

Objective 6: Ensure adequate utility infrastructure for new development.

Action Statement – Objective 6

Monitor public utility development as it relates to future economic development opportunities.

Responsible party – Town Board, Plan Commission

When – ongoing

Objective 7: Develop a process to negotiate and concur on economic development issues with the tribe.

Action Statement – Objective 7

Hold annual meeting with tribe to discuss economic development issues.

Responsible party – Town Board

When – ongoing

INTERGOVERNMENTAL COOPERATION

7.1 INTRODUCTION

Over the past several years, political leaders at the state level have been expressing the need for local units of government to explore and enhance intergovernmental cooperation and shared services. These intergovernmental cooperation and shared service relationships foster open communication between governmental units that is advantageous in reducing cost of services and in identifying future issues that can be averted. The Town of Swiss supports the development of intergovernmental cooperation and shared services with surrounding townships.

This element will examine the relationship of the Town of Swiss to adjacent jurisdictions; school districts; and federal, state, and regional agencies.

7.2 GOVERNMENTAL UNITS AND RELATIONSHIPS TO THE TOWN OF SWISS

The Town of Swiss shares a common border with the Towns of Blaine, Jackson, Webb Lake, Oakland, and Union, and the State of Minnesota. Other indirect relationships exist between the Webster School District, National Park Service, and the State of Wisconsin. An overview of the relationships between the Town of Swiss and other units of government and organizations is highlighted below.

Adjacent Jurisdictions

With regards to fire protection, the Town of Swiss maintains a cooperative relationship with the adjoining Minnesota town of Ogema. The Town of Swiss provides fire services to Ogema and operates as a fire protection mutual aid to other surrounding municipalities in Burnett County. No conflict exists between surrounding communities concerning land use or development. The Town of Swiss Fire Department also provides water rescue services for Burnett County. Police protection is provided by the Burnett County Sheriff's Department for the most part – a small section of Danbury is serviced by the St. Croix Band of Chippewa police force. North Ambulance Service provides ambulance services. There are no contracts for these services.

The Town of Swiss does share a half interest in two bridges and their upkeep with the adjacent Town of Oakland.

The Town of Swiss also maintains a one-third interest in the Oakland Collection Center with the Towns of Union and Oakland. The center provides an area for three-town residents to dispose of waste and to recycle. All landowners through a fee on the tax roll pay fees.

Schools

- Webster School District

Students from the Town of Swiss attend the Webster School District. In an effort to provide the student population and community with buildings and recreational facilities that better provide an educational experience and community services, the district recently (2002) constructed a new school in the Village of Webster serving grade levels 5-12 in the Webster School District. An elementary K-6 school had previously been operated in the unincorporated Town of Danbury in the Town of Swiss but was closed in 1994.

The town and school district do not have any existing conflicts. Although there are no current plans for facility upgrades or expansion, in the future as the need for improvement is warranted, it is encouraged that the school district engage the public and local governments in discussions that seek multi-purpose use of the school facilities in an effort to maximize its community use.

County and Regional Agencies

- Burnett County
- Northwest Regional Planning Commission

Burnett County and the Town of Swiss have a cooperative relationship. The relationship with the county will be enhanced as dialog between the county and town is increased with the recent adoption of county zoning. It is critical that the county and town communicate on all issues, especially on all land use actions as the preparation and adoption of the comprehensive plan will assist the town and county in making future land use and zoning related matters. This is particularly true because of the large amounts of county-owned forest land, particularly in the eastern area of the town.

The Northwest Regional Planning Commission (NWRPC), a regional planning and economic development organization created by the ten counties of northwest Wisconsin, including Burnett County, has worked with the Town of Swiss on past planning related projects. The regional planning commission has no authority over land use or policy decisions at the local level and is available to provide technical assistance to units of government. The town and NWRPC share mutual respect and have worked together on community and economic development activities. No conflicts exist between the town and NWRPC.

State Agencies

- Wisconsin Department of Natural Resources
- Wisconsin Department of Transportation
- State of Minnesota

The State of Wisconsin owns and manages a large amount of land in the township. The Wisconsin Departments of Transportation and Natural Resources are the two primary agency having management responsibilities over state-owned land.

The Wisconsin Department of Transportation (WisDOT) is responsible for maintenance and access along the state trunk highway system. Although the town has not had direct interaction with the department, the town desires to be engaged in future highway improvement projects, driveway access permits, and billboard development or improvement projects. The town encourages the establishment of direct dialog with the department to ensure local issues are

discussed. No conflicts exist between the town and WisDOT. Early level talks regarding the rerouting of State Highway 35 through portions of the Town of Swiss have just started, however substantive discussions have yet to begin.

The Wisconsin Department of Natural Resources (WDNR) is responsible for management of state wildlife areas near the southwestern corner of the town. A portion of the Governor Knowles State Forest follows the St. Croix River in this corner. Just to the east of this forest is the Danbury Wildlife Area. These resource areas provide significant natural resources to both plant and animal species. In addition, they provide recreational opportunities to residents and visitors to the Town of Swiss and Burnett County.

No conflicts exist between the town and WDNR. The town has identified issues relating to WDNR permits that are required to make necessary road improvements and the amount of time required to prepare the permit applications and await approval. A more streamlined application and approval process for roadwork needing WDNR review and approval is recommended.

Federal Agencies

The National Park Service owns and manages land adjacent to St. Croix River. The St. Croix River has been federally designated as part of the Upper St. Croix National Scenic Riverway and is managed by the National Park Service. No conflicts exist between the town and National Park Service. The town would like to continue conversations regarding the large amount of acreages that have been placed in federal trust status.

7.3 COOPERATIVE BOUNDARY PLANS OR AGREEMENTS

The Town of Swiss shares a boundary with the St. Croix Tribal Band of Chippewa. The Swiss Sanitary District has established a sanitary district (water and sewage system) in cooperation with the St. Croix Band of Chippewa for implementation in the Danbury area. Discussions on developing a stormwater management plan are also underway. This project is described in more detail in the Utilities and Community Facilities element of this document.

Discussions are always ongoing with the St. Croix Band of Chippewa regarding land use and cooperative development efforts in the town, particularly in the vicinity of Danbury. The town anticipates future conversations with the band, particularly as it regards the purchase of town lands for various tribal projects and needs. A discussion of some of the aspects of the presence of the tribe within the geographical boundaries of the Town of Swiss is discussed towards the latter portion of the Issues and Opportunities element of this document.

7.4 INTERGOVERNMENTAL COORDINATION AND COOPERATION

As part of the planning process in preparing the comprehensive plan for the Town of Swiss, existing or potential land use or other development conflicts were reviewed. To provide the framework for resolving planning related conflicts that may arise between the town and adjoining or overlapping jurisdictions, a conflict resolution process (Intergovernmental

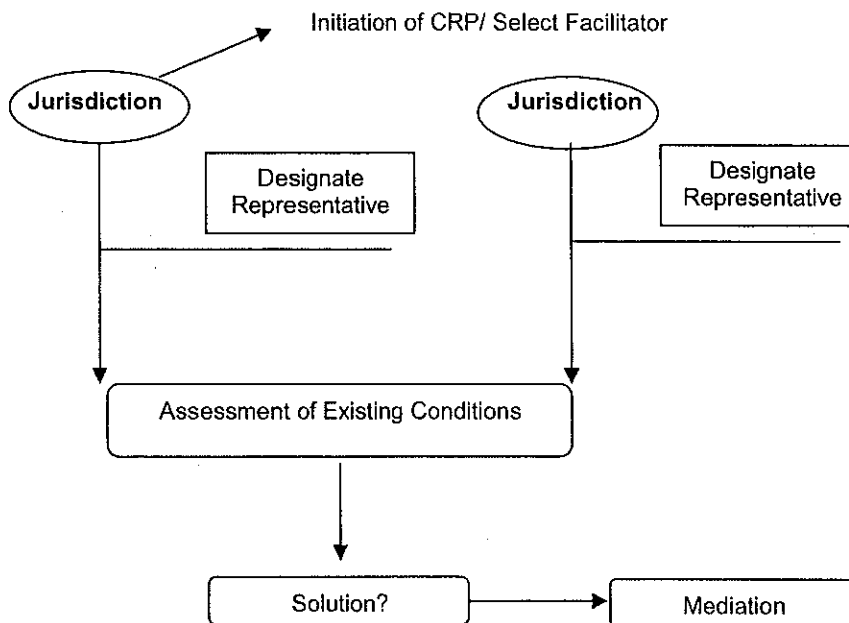
Cooperation Planning Agreement) was developed to provide a low-cost, flexible approach to resolving land use disputes between governmental entities. This process should not supersede local processes established for conflict resolution and is not intended to be used by parties dissatisfied with the appropriate application of local rules and regulations within their jurisdiction.

The conflict resolution process (CRP) should involve an *authorized representative* (selected by local governing authority on 2/3 majority) of the involved jurisdictions. The designated representative shall have the authority to act on behalf of the jurisdiction and will be responsible for maintaining communications with the jurisdiction throughout the conflict resolution process. The process should accommodate public participation and comment pursuant to Wisconsin State Statutes 19.81(2).

SECTION I Initiation of the CRP. The CRP may be initiated by a local jurisdiction or any other parties named in the *Intergovernmental Cooperation Planning Agreement*. Requests to initiate CRP should be submitted to an outside facilitator and to affected jurisdictions and shall clearly and concisely identify the land use issue, the jurisdictions involved, and the affected jurisdiction's authorized representatives. Upon receipt of CRP notification and unless otherwise requested by the jurisdictions involved, the facilitator would proceed with the issues assessment process.

SECTION II Assessment of existing conditions. An assessment of existing conditions shall be conducted by the *outside facilitator* named under Section I. The assessment should consist of examination of pertinent documents, maps, ordinances, or other materials and/or public meetings to gather input from affected jurisdictions (representatives). Meetings should allow equal time for jurisdictions to comment on the issue and to propose suitable alternatives.

SECTION III Mediation. A neutral party who understands land use planning and growth issues in the Swiss area should mediate all land use disputes. A mutually acceptable mediator is to be selected from those groups or individuals listed in the Intergovernmental Cooperation Agreement.



An informal agreement was developed in order to provide the framework for a coordinated planning process and to define a procedure for conflict resolution throughout the planning process. It is the intention of this agreement to outline the coordination actions necessary to ensure consistency in planning related matters and to facilitate communication between all units of government. A formal agreement addressing intergovernmental cooperation and the conflict resolution process should be developed and implemented following the completion of the comprehensive planning process. This agreement could include the following:

- 1) Agree to openly cooperate and share information pertinent to the planning process.
- 2) Agree to coordinate planning activities with adjacent and overlapping jurisdictions, including school districts.
- 3) Agree to work to ensure orderly transitions or buffers in areas of joint concern between different communities.
- 4) Recognize that policy, land use, or development decisions by one party affect other jurisdictions. The parties further recognize the need to involve the property owners and residents of the area in the land use planning and priority-setting process.
- 5) Agree to examine the potential for inter-local agreements addressing extra-jurisdictional services when increased efficiency and effectiveness will be achieved.
- 6) Agree to review comprehensive plans and plan amendments of adjacent and overlapping jurisdictions and plans of state and regional agencies for consistency with local planning.
- 7) Agree to utilize the informal conflict resolution process to resolve planning-related conflicts between adjacent and overlapping units of government where appropriate.
- 8) Agree to resolve inconsistencies, which may arise between adjacent and overlapping jurisdictions, through use of formal or informal negotiations or through use of the conflict resolution process.
- 9) Agree to work cooperatively with adjacent and overlapping jurisdictions to develop and implement a formalized intergovernmental cooperation agreement as a component of the Intergovernmental Cooperation chapter of the comprehensive planning process. This agreement should coordinate with other comprehensive plans of local governments and regional and state agencies. The formal agreement should outline the process for continued coordination and cooperation and define the mechanisms for conflict resolution.
- 10) Acknowledge that this Intergovernmental Cooperation Agreement is not intended to and does not create legally binding obligations on any of the parties to act in accordance with its provisions. Rather, it constitutes a good faith statement of the intent of the parties to cooperate in a manner designed to meet the mutual objectives of all the parties involved in an efficient, equitable, and responsible manner.

7.5 INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES, ACTIONS, POLICIES, AND PROGRAMS

A set of recommended goals, objectives, and action steps have been recommended for the town to engage and work with adjoining and overlapping jurisdictions. Implementation of the action steps is a start to establishing cooperative relationships with adjacent and overlapping jurisdiction.

Goal: Encourage cooperative relationships with adjacent and overlapping jurisdictions and agencies.

Objective 1: Develop a plan for exchanging information with the local tribe for shared concerns and responsibilities.

Action Statement – Objective 1

Meet with tribe to exchange information on shared concerns and responsibilities.

Responsible party – Town Board

When – Annually

Objective 2: Research cost-effectiveness of sharing services with adjacent towns.

Objective 3: Check availability of grants for cooperative ventures.

Action Statement – Objective 3

Research grants for cooperative ventures.

Responsible party – Plan Commission

When – 2010

Objective 4: Maintain current shared services.

Action Statement – Objective 4

Hold an annual meeting to discuss and maintain shared services.

Responsible party – Town Board

When – Annually

Objective 5: Develop more open communications with agencies that have land controls in the town.

Action Statement – Objective 5

Schedule meetings with agencies exerting land controls in town.

Responsible party – Town Board

When – 2008

Objective 6: Provide more town representation in decision making at other agency/government levels.

LAND USE

8.1 INTRODUCTION

This element provides an examination of the existing land use pattern and development requirements in the Town of Swiss. As part of this examination, historical land use, property assessment, and ownership patterns will be analyzed. This background report also includes a synopsis of the existing development requirements.

8.2 EXISTING LAND USE INVENTORY

The existing land use pattern in the Town of Swiss was defined through visual interpretation of digital aerial photography, field identification, and through consultation with the town planning committee. The mapped land use boundaries are approximations based on photo-identifiable features and are not based on parcel classifications used for assessment and zoning purposes.

Existing land uses were categorized based on a broad classification of use. Land uses were categorized to fit within 11 categories (Table 8.1). Based on this analysis, an existing land use map was developed (Map 8.1).

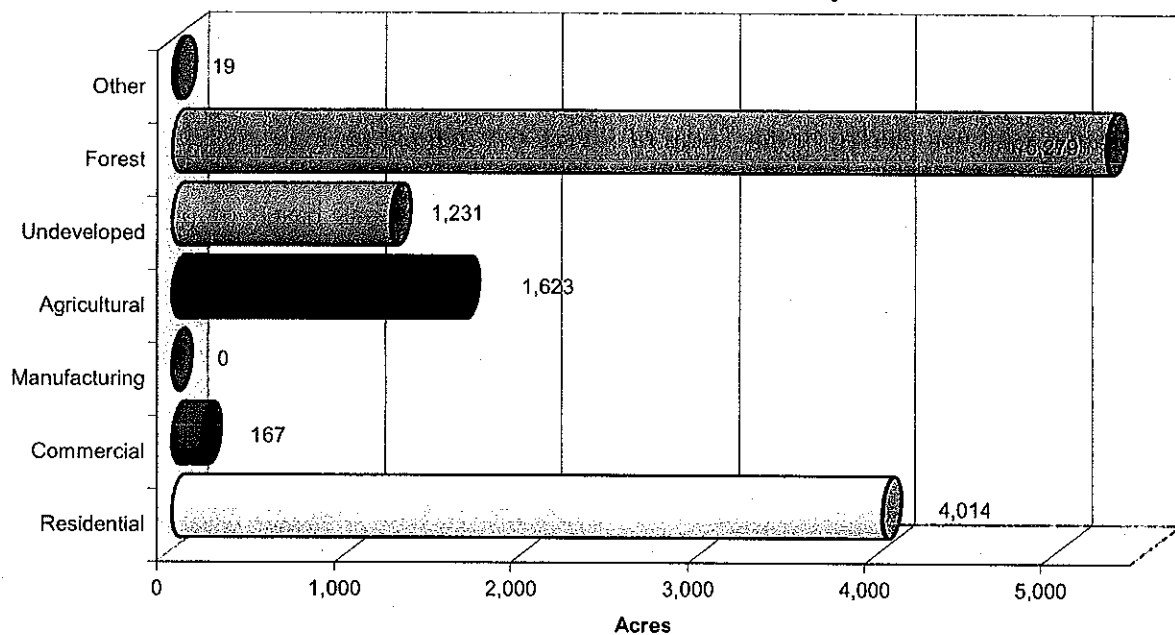
Table 8.1: Land Use			
Land Use	Land Use Classification	Acres	Percent
	Agriculture/Open Space	1,992	5.4
	Commercial	11	< 0.1
	Communications/Utilities	2	< 0.1
	Governmental/Institution	7	< 0.1
	Open Space	5	< 0.1
	Park & Recreation	15	< 0.1
	Residential	379	1.0
	Woodlands & Other Natural Areas	33,244	90.5
	County Highway	30	< 0.1
	Local Roads	778	2.1
	State Highway	254	0.6
Total Acreage	36,717	100.0	
Land Management	Land Management Classification	Acres	Percent
	Privately Owned Lands, Non-Forest Tax Law	11,926	32.5
	State of Wisconsin	3,416	9.3
	Current County Forest	18,243	49.7
	Forest Tax Law Program - FCL	239	0.6
	Forest Tax Law Program - MFL	169	0.5
	Federal Land	2,724	7.4
	Total Acreage	36,717	100.0

Source: NWRPC

8.3 LAND USE TRENDS

Changes in the community land use profile can reveal general development trends and highlight potential future concerns. In the absence of historic land use inventory information, Wisconsin Department of Revenue land assessment data can be used to conduct a simplified land use analysis and for examining trends. The land use classes used for assessment purposes are: Residential, Commercial, Manufacturing, Agricultural, Undeveloped, and Forest (Figure 8.1). Excluded from this inventory are lands categorized as “other” or tax-exempt lands.

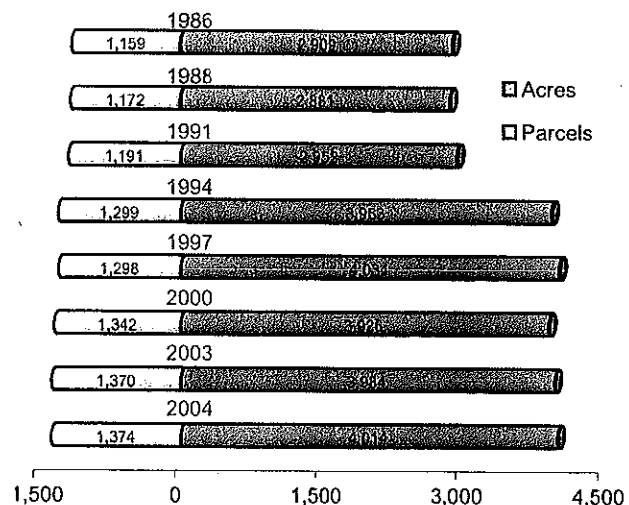
Figure 8.1: 2003 Statement of Assessments by Acres



Source: Wisconsin Department of Revenue

To further analyze trends in land use supply and demand assessment data spanning a number of different years from 1986 to 2004 was conducted. Modest increases in both acres and parcels assessed as residential have occurred over the past several years (Figure 8.2). Between 1986 and 2004 a total of 215 additional parcels are now assessed as residential, a 37.9 percent increase. Residentially assessed acreage increased the most between 1991 and 1994 (33 percent). Since 1994, total acreages have fluctuated only slightly while total parcels have increased at a slightly higher rate.

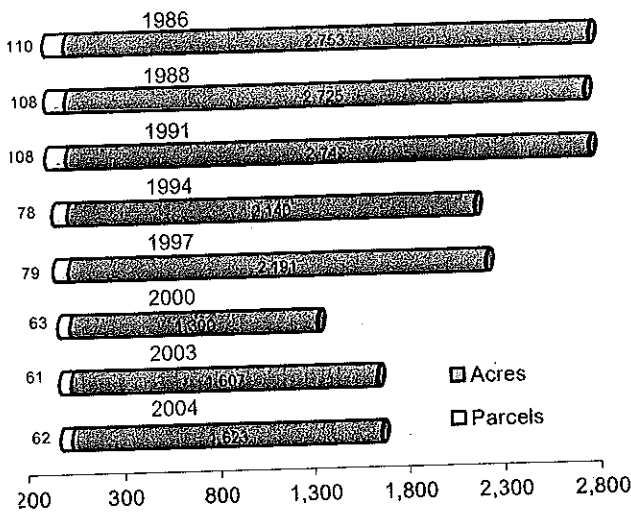
Figure 8.2 Residential Assessments



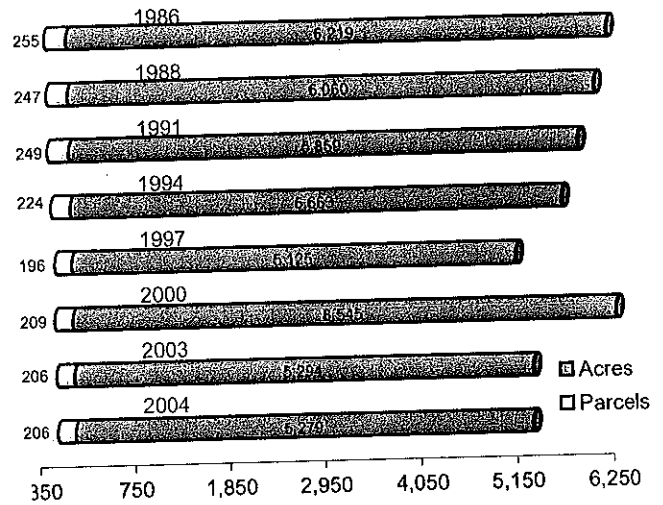
Agriculturally assessed lands remained relatively stable from 1986 to 1991, experienced a drop of 602 acres and 30 parcels in 1994, and then another drop from 1997 to 2000 (891 acres/16 parcels). This represented a 110 percent decline in agricultural acreage (Figure 8.3). Since 2000, total acreages have increased slightly.

Lands assessed as forestry, parcels and acreage, saw steady declines from 1986 to 1997 (Figure 8.4). Between that time period, assessed acreage declined 1,094 acres or 21 percent and assessed parcels in that time period also declined by 59 parcels or 30 percent. Forest assessed acreage rebounded in 2000 to 5,845, a 14 percent increase, and now remained fairly constant in the 5,200-5,300 acreage range.

**Figure 8.3:
Agricultural Assessments**

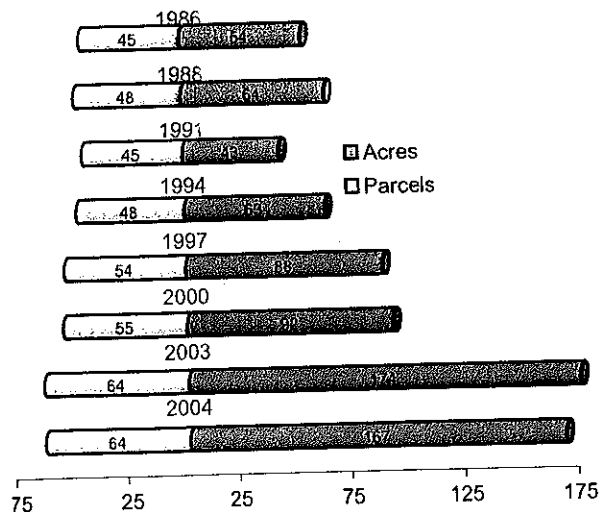


**Figure 8.4:
Forest Assessments**



Commercially assessed land and parcels have both increased since 1986, particularly between 2000 and 2003 (Figure 8.5). From 2000 to 2003, total parcels increase by 9 (16%) and acreage increased by 82 acres (89%). It is probable that the primary growth in commercial acreage and parcels is due to the commercial growth taking place in the unincorporated Town of Danbury. It is fair to assume that commercial growth in this area will continue to increase as commercial development in Danbury expands.

**Figure 8.5:
Commercial Assessments**



No manufacturing assessed parcels and acres have been reported from 1986 to 2004. The town has stated in its comprehensive plan that it will continue to prefer commercial development to manufacturing or industrial development. This is in line with survey results polled from Town of Swiss landowners.

8.4 EXISTING LAND USE AND DEVELOPMENT REQUIREMENTS

Zoning Ordinance

Zoning is a locally enacted law that regulates and controls the use of property. Zoning involves dividing the community into districts or zones for agricultural, residential, commercial, industrial, and public purposes. The zoning text, which accompanies the maps, states which specific uses are permitted in each district and defines the requirements and/or conditions for those uses. This tool provides for orderly growth by protecting homes and property from harmful uses on neighboring properties.

The Burnett County Board of Supervisors enacted the Burnett County Zoning Ordinance on January 21, 1971. This ordinance regulates and restricts the location, construction, and use of buildings, structures and the use of land in the unincorporated portions of Burnett County, including the Town of Swiss (Map 8.2).

The Town of Swiss does have the authority to veto county zoning changes as outlined in Wis. Stat. § 59.69(5)(e)3. Referred to as the “ten-day rule”, this authority allows the town to disapprove and reject proposed amendments to county zoning ordinances under certain circumstances. These rights must be exercised according to statutory procedures and do not apply to shoreland zoning or zoning of county-owned lands.

All other zoning permit activities, standards, and requirements are administered at the discretion of the county. These activities include issuance of conditional use permits (special exceptions), variances, and building and sanitary permits.

Burnett County Zoning Districts

Several zoning categories are present within the county zoning ordinance. General description and requirements are highlighted below. More specific details are found in the county zoning ordinance.

RR-1 RESIDENTIAL-RECREATION DISTRICT

Year around residential and recreational uses

150-foot lot width with 30,000 square foot minimum lot size

RR-2 RESIDENTIAL-RECREATION DISTRICT

Medium lot size – moderate density

200-foot lot width with 1 ½ acre minimum lot size

RR-3 RESIDENTIAL-RECREATION DISTRICT

Large lot size – low density

300-foot lot width with 5-acre minimum lot size

A EXCLUSIVE AGRICULTURAL DISTRICT

Agricultural use – qualifies for Farmland Preservation

35-acre minimum lot size

A-1 AGRICULTURAL-TRANSITION DISTRICT

Agricultural use but used where orderly transition of Ag lands to other planned uses such as residential. Local governmental bodies must review every 5 years to determine if lands should be transferred – qualify for Farmland Preservation.

35-acre minimum lot size.

A-2 AGRICULTURAL-RESIDENTIAL DISTRICT

Agricultural uses or residential uses

300-foot lot width with 10-acre minimum lot size

A-4 AGRICULTURAL-RESIDENTIAL DISTRICT

Allow limited rural residential development on lands in predominantly agriculture or forestry

Minimum lot size 40 acres (nominal $\frac{1}{4}$, $\frac{1}{4}$ section) with one-time additional split of a 1 to 5-acre parcel per 40 acres

C-1 COMMERCIAL DISTRICT

Commercial uses like stores, shops, offices, etc.

100-foot lot width and $\frac{1}{2}$ acre minimum lot size

I-1 INDUSTRIAL DISTRICT

Manufacturing, assembly, fabricating, warehousing

200-foot lot width with 1-acre minimum lot size

F-1 FORESTRY DISTRICT

Continuation of Forest Programs, Seasonal cabins/dwellings

300-foot lot width with 20-acre minimum lot size

W-1 RESOURCE CONSERVATION DISTRICT

Protection of natural or manmade resources such as wetlands, flowages, etc.

No minimum lot size

PUD PLANNED UNIT DEVELOPMENT

Large scale residential or residential (recreation) development

Commercial uses also permitted

The County Board must approve all uses and boundaries

8.5 LAKES, WATERSHEDS AND LAND USE

Background

The Town of Swiss has a relative abundance of surface water resources. Land use activities have a significant impact on the quality and quantity of these resources. These resources are part of an intricate and complex hydrologic system, which supports a diverse range of natural communities, plants, and animals.

Watersheds and Lakesheds

A watershed can be defined as interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed. Lakesheds represent the drainage area of individual lakes. Within the Town of Swiss, there are four major watersheds delineated by the Wisconsin Department of Natural Resources, including: the Lower Yellow River, Lower Namekagon River, Upper Tamarack, and the St. Croix & Eau Claire River watersheds (Map 5.3). Major watersheds are comprised of several smaller subwatersheds that define the drainage areas for smaller land areas (i.e. individual rivers and streams). By examining community land use from a watershed perspective, it is possible to understand the relationship between human activities and water quantity/quality and to understand how land use activities located far from surface waters can influence the viability of these resources.

To understand the influence of human activities upon water resources, we must first understand local drainage and flow regimes. Map 5.1 depicts the generalized topography of the Town of Swiss. As noted in the map, the town is characterized by a generally undulating topography, which is bisected by several stream corridors. The most notable topographic feature is the large valley carved by the St. Croix River.

Lake Types

Lakes can be classified into four types based on water source and type of outflow. These characteristics can strongly influence both water quality and species of fish which are present. Drainage lakes, for example, may have higher nutrient levels than spring or seepage lakes. Seepage lakes are not influenced by the presence of a stream, and generally have a less diverse fishery than drainage lakes. These lakes also tend to have smaller drainage areas (lakesheds), which often results in lower nutrient concentrations. Map 8.3 depicts spring, seepage, and drainage lakes.

Spring Lakes: have both an inlet and outlet where the main water source is stream drainage.

Seepage Lakes: do not have an inlet or an outlet, and only occasionally overflow. As landlocked water bodies, the principal source of water is precipitation or runoff, supplemented by groundwater from the immediate drainage area.

Drainage Lakes: have no inlet, but like spring lakes, have a continuously flowing outlet. Their primary source of water is from precipitation and direct drainage from the surrounding land.

Lake Sensitivity

One method of defining the relative sensitivity of surface water resources is through the application of a Shoreline Development Factor (SDF) rating. The SDF is a convenient method of expressing the degree of irregularity of the shoreline of a lake compared to the surface area. The SDF ratio is the length of shoreline versus the circumference of a circle having the same surface area as the lake. A perfectly round lake would have a surface area of 1.00. The SDF can never be less than 1.00.

Lakes with a higher SDF have more shoreline in relation to the surface area and thus are more vulnerable to development pressures per linear foot of shoreline that is developed. These lakes can more easily become overdeveloped and are more susceptible to various types of contamination and runoff resulting from shoreline development. The SDF value is part of the scoring criteria used in the Burnett County Lakes and Rivers Classification Plan to establish an overall vulnerability score.

SDF values for lakes in the Town of Swiss are depicted in Map 8.4

Surface Water Drainage Patterns

In order to determine where a landscape drains, it is necessary to determine the direction of flow for each cell in the landscape. Using a surface elevation model, or DEM (digital elevation model), it is possible to determine the general flow direction of surface runoff. Map 8.5 depicts the generalized overland flow direction in the Town of Swiss.

Ownership Patterns and Land Use

Physical development in the Town of Swiss is heavily concentrated along lakes. Table 8.2 indicates the number of structures located along lakes in the Town of Swiss. This information was gathered as part of the analysis of Burnett County lakes in the development of the Lakes and Rivers Classification System. It is likely that the number of structures has increased since this information was collected.

Table 8.2: Structures on Lakes

Lake Name	Structures	Lake Name	Structures
Minerva Lake	126	Robie Lake	8
Twenty-Six Lake	72	Yellow River	5
Tabor Lake	58	Eagle Lake	5
Deer Lake	51	Johnson Lake	5
Burlingame Lake	33	Little Round Lake	2
Round Lake	31	Berg Lake	1
Bass Lake	28	Briggs Lake	1
Long Lake	23	Island Lake	1
Staples Lake	16	Mud Lake	1
Cranberry Lake	14	Fenton Lake	-
Myrick Lake	13	Loon Lake	-
Fawn Lake	12	Twenty-Six Lake Springs	-
Stone Lake	9		

Shoreland ownership is primarily held by private landowners. As previously noted, shoreland development (residential) on area lakes represents a significant amount of year-round and seasonal dwellings. Map 8.6 represents shoreland ownership while Map 8.7 represents structure density along area lakes and elsewhere in the town.

8.6 BURNETT COUNTY SHORELAND-WETLAND ZONING

Section 9-1-20 of the Burnett County Zoning Ordinance establishes development standards for lands within the shoreland areas of the county (Table 8.3). These areas are defined as lands which lie within 1,000 feet of the ordinary high water mark (OHM) of navigable lakes, ponds, or flowages and lands within 300 feet of the OHM of navigable rivers and stream or to the landward side of the floodplain, whichever distance is greater (Map 8.8). Mapped wetlands five acres in size or larger are also regulated under this ordinance.

Section 9-1-71 of the Burnett County Zoning Ordinance amends the county shoreland regulations to incorporate lake, river, and stream class development standards. These standards are based on the Burnett County Lakes Classification, which assigns each county water body into one of two classes. The lakes classification rating is based on an assessment of the individual characteristics of each lake. Under this system, Class III lakes along with rivers and streams receive the highest level of protection.

Table 8.3: Town of Swiss Shoreline Dimensional Requirement Standards

Lakes Classification	Lot Size	Lot Width	Shoreline Setback	Lot Depth	Vegetation Removal	Side Yard Setback for All Structures**
Class 1	30,000 s.f	150 ft. *300 ft.	75 ft.	200 ft.	Restricted within 50' of shore	10' min. 40' min. total
Class 2	40,000 s.f	200 ft. *400 ft.	75 ft.	200 ft.	Restricted within 50' of shore	20' min. 50' min. total
Class 3	75,000 s.f	300 ft. *600 ft.	100 ft.	250 ft.	Restricted within 75' of shore	30' min. 60' min. total
Rivers & Streams	75,000 s.f	300 ft.	100 ft.	250 ft.	Restricted Within 75' of shore	30' min. 60' min. total

*NOTE: Two Family Dwelling/Unit

** NOTE: Existing lots with less than 150' lot width will allow 10' side yares setbacks.

Burnett County Floodplain Ordinances

The Burnett County Board of Supervisors enacted the Burnett County Floodplain Zoning Ordinance on April 21, 1987 (amended 1988). The official floodplain maps for Burnett County are the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) dated November 20, 1991. Areas susceptible to flooding are considered unsuitable for development because of risks to lives and property.

The Wisconsin Department of Natural Resources revised its model floodplain zoning ordinance in April 2004. Burnett County will likely amend its floodplain ordinances to be consistent with the provisions of the new model ordinance in the near future.

Private Sewage System Regulations

The Wisconsin Department of Commerce and Burnett County are jointly responsible for the regulation and monitoring of private on-site wastewater systems (POWTS). The state code outlining POWTS requirements in Wisconsin is Administrative Code Chapter "Comm 83".

Burnett County Zoning Ordinance regulates the location, construction, installation, alteration, design, and use of all private sewage systems in the county. This section of the ordinance incorporates by reference the provisions of Chapter 145, Wisconsin Statutes.

Nonmetallic Mining Ordinance

Chapter NR 135, Wis. Adm. Code, defines the standards for reclamation and restoration of state nonmetallic mining operations. By law, each Wisconsin county (except Milwaukee County) is required to enact an ordinance and administer a program that regulates the reclamation of nonmetallic mining sites.

Burnett County ordinance for nonmetallic mining reclamation ordinance, which is controlled by the land conservation department, regulates the operation of all nonmetallic mining in the county. The county ordinance implements these required standards for Burnett County.

8.7 LAND TRENDS AND VALUES

Since the early 1990s, the value of and price paid for area land has seen a steady increase. This increase is not expected to slow, except for minor dips related to the national economy. Overall, land values in the Town of Swiss have been influenced significantly by the surge in waterfront and forest property sales.

Equalized value change by year has continued to see a steady increase. Total equalized value change from 2003 to 2004 represents a 12 percent increase with the 2004 total equalized value topping \$153,953,300. Of the total equalized value for 2004, residential classification represented 92 percent. In 1998, the town's total equalized value was only \$59,942,300.

Shoreland property varies in price by the named lake on which the property is located and the number of acres for sale. For example, vacant shoreland lots for sale on Lake Twenty-Six ranged in price from \$44,900 for a lot on 3.8 acres to \$114,900 for a lake-lot with 4.8 acres.

Non-waterfront vacant properties range in price based on size and location. Vacant land sales can range from \$15,000 for 5 acres to \$44,900 for 2.54 acres. Due to the Town of Swiss being primarily residential in nature, no examples for commercial, manufacturing, or agricultural land sales is available.

Due to the vast majority of the land area being undeveloped and rural, it is anticipated the area will continue to see new construction. As noted elsewhere in this plan, developers and private property owners are encouraged to redevelop properties versus develop green space, where applicable. Throughout the planning process, participating members of the public and in the community planning survey have expressed concern regarding an overall increase in all types of development. The potential for future land use conflicts will continue to exist even after the development of this comprehensive plan. It is important the town utilize this plan to guide future development and adjoining and overlapping jurisdictions partner with the town in helping make future land use decisions that do not result in land use conflicts.

8.8 FUTURE LAND USE

Defining appropriate land use is about more than making ecologically and economically intelligent choices. It is also about retaining values, lifestyles, cultural assets, and community character.

The future land use component is the focal point of the Town of Swiss Comprehensive Plan. This element is built upon the community's vision for the future and is intended to provide guidance for community growth and development. The land use element seeks to accommodate future growth by providing ample lands for residential, commercial, industry, agriculture, and open space. Additionally, the element seeks to guide future growth away from areas of the community where natural constraints such as wetlands, steep slopes, and floodplains exist. It is also a primary function of this element and the plan in general to strive to preserve the unique rural character, reduce potential conflict, and enhance the quality of life for residents and visitors.

Protecting Private Property Rights

The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect the rights of the individual and to give landowners, citizens, and local communities the opportunity to define their own destiny.

Private property rights were respected throughout the Town of Swiss comprehensive planning process. This plan was developed through an open, community-based, citizen participation process which focused upon balancing the needs of private landowners with the needs of the larger community.

Wisconsin law holds private property ownership in very high regard. Although private landowners are generally free to do as they wish with their property, there are limits on unconditional ownership. Landowners are prohibited from using their property in a manner that jeopardizes public health safety. Furthermore, the actions of a private landowner cannot cause an "unreasonable" interference with another landowner's use of their property.

The Town of Swiss has worked diligently to minimize future conflict potential and to protect the rights of individual landowners to continue to use their property. The town will continue to work with all private landowners to ensure the best possible future for the community.

Land Supply

Providing an adequate supply of land suitable and available to meet long-term residential, commercial, industrial, agricultural, public/institutional, and open space needs of the community is a foundation of long-range planning. Not all vacant land is suitable and available for development, due to the presence of development constraints such as steep slopes, wetlands, floodplains, and/or ownership limitations such as public lands. Development constraints are depicted individually in the Natural, Agricultural, and Cultural Resources Element of the Town of Swiss Comprehensive Plan. Select environmental and land management constraints are portrayed collectively in Map 8.9.

The available land supply in the Town of Swiss was analyzed in Table 8.5. The purpose of this analysis is to determine the total acreage available for future growth and development. Table 8.5 is meant to provide general information of the “potentially” available acreage remaining in the Town of Swiss. Each of the “factors” (ownership, land use and environmental) was deducted individually from the overall land base. In cases where factors were overlapping, only one was used so as not to duplicate acreage. For example, acreage of wetlands on county forests was not counted in the analysis, as this area was already deducted from the total area of public lands.

Table 8.4: Town of Swiss Land Supply

Land Ownership Factors	Acres	Percent
State Land	2,542	6.6
Burnett Forest County	18,243	47
Federal Land	2,723	7.0
Private Land	15,274	39.4
<i>Total</i>	38,782	100.0
Existing Land Use Factors		
Existing Development	1,461	3.8
Existing Agriculture Areas	1,992	5.1
Forest Crop Law - FCL	239	0.6
Managed Forest Law - MFL	169	0.4
<i>Total</i>	3,861	9.9
Environmental Factors		
Wetlands	7,503	19.3
Surface Water	2,155	5.6
Steep Slopes	851	2.2
<i>Total</i>	10,509	27.1
<i>Grand Total</i>	38,752	100.0
Existing Land Use	3,473	8.9
Surface Water	2,155	5.5
Wetlands	7,503	19.3
Steep Slopes	851	2.2
<i>Total</i>	13,982	35.9

Source: NWRPC

Constraints Mapping

Resources identified in Natural, Agricultural, and Cultural Resources element presents various levels of limitation to rural development. These constraints include natural features such as wetlands, floodplains, surface waters, steep slopes, and soil limitations. The absence or reduced existence of natural constraints also presents the opportunity for development with the least potential for environmental impact.

Land management constraints include lands under public ownership. These lands are excluded from the overall developable land base, regardless of environmental constraints which may be present.

Map 8.9 reflects those areas encompassed by select environmental and land management constraints, including:

- Lakes
- Rivers and Streams
- Wetlands
- Steep Slopes (20% and greater)
- Public Lands
- Lands Enrolled in Forest Tax Programs (including industrial forest)
- Existing Development
- Existing Agricultural Lands
- Parks and Recreation Lands

Map 8.9 is not intended to be comprehensive, and should be used for general planning purposes only)

8.9 PROJECTED LAND DEMAND

Future demand for land is difficult to predict as many social and economic influences can influence development. Projections were developed for residential, commercial, industrial, and agricultural.

Total housing units is projected to increase. As a result, a greater demand on the overall land base is expected as one land type transition to another. Projected acreage in **Acres A** is based on DOA housing unit projections and existing residential land use acreage. Ratio of units to acres in 2004 was applied to subsequent planning years. **Acres B** is based on the proportion of residential lands from the land use inventory and assessment statistics from the Wisconsin Department of Revenue. A linear model was used to derive projected assessment values.

Table 8.5: Residential Demand

	2000	2005	2010	2015	2020	2025
Housing Units	833	899	968	1022	1056	1078
Acres A	379	409	440	465	480	490
Acres B	-	403	437	461	471	501

Commercial demand was forecast using a linear model and comparison between assessment statistics and use acreage derived from the land use inventory.

Table 8.6: Commercial Demand

	2004	2005	2010	2015	2020	2025
Acres	11	11	13	16	20	23

No industrial land is assessed in 2004 nor is projected over the 20-year planning period.

Table 8.7: Industrial Demand

	2004	2005	2010	2015	2020	2025
Acres	0	0	0	0	0	0

The average annual percent change was used to derive agricultural acreage for the years 2005-2025. This model assumes that agricultural land will continue to decrease by a rate of 2.8 percent per year throughout the planning period. This rate of decline was derived through analysis of Wisconsin Department of Revenue assessment statistics for the period 1986-2004.

Table 8.8: Agricultural Demand

	2004	2005	2010	2015	2020	2025
Acres	1,992	1,935	1,675	1,450	1,255	1,086

What These Forecasts Mean

It should be noted that the Town of Swiss land use demand projections are based on trends and assumptions and cannot account for unforeseen changes in the demographic, social, or economic conditions within the community. The community should use this information as a general guide to:

- ❖ allocate sufficient lands to accommodate forecast growth;
- ❖ plan for public services, utilities, transportation, and facilities;
- ❖ economic development planning; and
- ❖ protect natural resources.

8.10 GROWTH COSTS

The community development pattern significantly influences the cost of providing government and utility services to rural residents. Local units of government frequently have difficulty financing services and are continually searching for ways to generate revenue. Often times, local government seeks to increase the community tax base as a means of generating revenue. However, increasing evidence is becoming available which refutes this theory. In fact, some studies suggest that this method actually worsens the problem. The revenues generated by commercial and industrial development are oftentimes much more significant than that of residential development, and these forms of development generally “pay their way” with respect to government and utility services. Residential development, however, can place a higher demand for services that are not fully offset by the tax revenue generated (American Farmland Trust 1992, 1993). As residential growth increases, this disparity can grow larger, further exacerbating the problem.

Additionally, development ordinances generally support a scattered rural growth pattern, which further increases costs. The existing land use regulatory structure does not have mechanisms to encourage, promote, or support cost-effective development; and there are no incentives to landowners for engaging in cost-reducing development activities.

The Town of Swiss supports a rural development pattern that promotes efficiency and serves to reduce the costs to government and utilities. It is recommended that the town measure the public costs of proposed future development against the public benefits. A compact and cost-effective development pattern should be defined in the town's preferred future development pattern map. Additionally, the town can reduce development costs through the use of development techniques such as cluster or "conservation design" methods.

8.11 OPPORTUNITIES FOR REMEDIATION AND REDEVELOPMENT

Sound planning seeks to identify community redevelopment options and potential "**smart growth areas**" or areas with existing infrastructure and services in place, where development and redevelopment can be directed. These areas may also be recently developing land contiguous to existing development that will be developed at densities that will have relatively low public service costs.

While no specific smart growth area has been defined by boundary, numerous redevelopment opportunities exist, particularly relating to residential infill in the unincorporated area. Commercial land continues to remain available along highways 35 and 77.

The Wisconsin Department of Natural Resources GIS Registry of Closed Remediation Sites depicts closed sites with groundwater contamination remaining above NR140 enforcement standards or soil contamination above NR720 residual contaminant levels. There is one site located within the Town of Swiss known to be a former soil or hazardous waste site. Potential remedies may exist to further investigate this site if necessary in the future.

Waste Disposal Sites

The Wisconsin Department of Natural Resources publishes a registry of known waste disposal sites in Wisconsin. The registry was created by the WDNR to serve as a comprehensive listing of all sites where solid or hazardous wastes have been or may have been deposited. Inclusion of a site on the registry is not intended to suggest that environmental problems have occurred, are occurring, or will occur in the future. Locations are identified in the Utilities and Community Facilities element of the plan.

8.12 LAND USE CONFLICTS

One of the primary goals of comprehensive planning is to reduce the potential for land use conflicts. In a rural setting, such as that found in the Town of Swiss, land use conflicts are generally either

- 1) conflicts with the individual landowner, or
- 2) uses which are undesirable to the community as a whole.

Land use conflicts may arise through sights, sounds, smells, or other activities on the landscape. This type of conflict is relatively common in cases where residential land use infringes upon areas of agricultural use. Typically, these types of conflict represent conflicts with individual landowners as both agricultural and residential uses are generally considered “desirable” land uses by the community.

The second type of land use conflict arises when a use conflicts with the wishes of the larger community. For example, a proposed electrical transmission line or large-scale landfill may be widely opposed by the community as a whole. These types of conflict can sometimes be difficult to avoid completely due to existing regulations and the fact that these conflicts may involve many independent jurisdictions.

A primary tool for reducing the potential for conflict is by establishing clear growth and development policies and by providing for a thorough review of development proposals. Plan policies should establish the framework for evaluating future development proposals and establish the criteria or performance standards required.

Examples of Potential Land Use Conflicts

Wireless communications facilities	Jails, prisons, or group homes
Utility lines	Mining operations
Landfills	Transportation, and related facilities
Industrial operations	Large-scale animal operations

Care was exercised by the Town of Swiss to provide a future land use pattern that was coordinated and minimized the potential for land use conflict. In order to continue to reduce the potential for conflict, the town should remain cognizant of changes in planning and development requirements of adjacent and overlapping jurisdictions. Furthermore, the town should continue to communicate with neighbors and with the county on land use issues and policy.

8.13 FUTURE LAND USE MAP

Background

The Future Land Use Map for the Town of Swiss provides a visual depiction of the preferred development pattern for the Town of Swiss. This map is intended to serve as a development guide for landowners, the Town of Swiss, and Burnett County. This map, land use category descriptions, and the development guidelines outlined in the Implementation Element will be used to evaluate future development proposals. The future land use map is not a zoning map and does not alter the existing zoning on each property. As such, landowners may continue to use their property in a legal manner, in accordance to the provisions of the Burnett County Zoning Ordinance.

The Future Land Use Map is to be used by the Town of Swiss Plan Commission to review and evaluate future land use proposals. The map and supporting narrative should be used by the plan commission to review rezoning requests, land divisions, and other types of development applications and to make recommendations to the Town of Swiss Board of Supervisors. Furthermore, Burnett County should consider the map and supporting narrative in its land use decision-making process and should base any future zoning amendments on the provisions of this document.

How the Map was Developed

Early in the planning process, surveys were distributed to all landowners in the town; the results of these surveys assisted the town planning committee in defining community issues and opportunities. A series of goals and objectives were developed which embraced the community vision as expressed by the citizens in their responses to the survey. These tools were utilized in conjunction with an analysis of existing environmental, infrastructure, and transportation conditions to determine the most appropriate locations for future growth and development.

Finally, growth forecasts based on the projections found in the Issues and Opportunities and Housing Elements provided the means to assess future needs related to land use. The combination of public involvement, assessment of conditions, and expected future needs led to the development of a future land use map and supporting narrative.

Future Land Use Categories

The Town of Swiss Future Land Use Plan delineates broad categories of future land use. These categories are, in some cases, consistent with the existing land use classification and simply represent a continuation of the existing situation. In other cases, the future category may be different from existing use and/or zoning classification, representing a recommended shift in use. When and whether these areas should be rezoned to be consistent with the provisions of the Town of Swiss Comprehensive Plan is at discretion of the Burnett County Zoning Department.

8.14 LAND USE GOALS, OBJECTIVES, ACTIONS, POLICIES, AND PROGRAMS

Goal: Promote a coordinated, planned development pattern consistent with the rural character of the town.

Objective 1: Promote the creation of commercial zones rather than leapfrog development.

Action Statement – Objective 1

Develop ordinance to ensure orderly development of commercial zones.

Responsible party – Town Board

When – ongoing

Town of Swiss Comprehensive Plan

Objective 2: Return of delinquent taxable lands to town – try to eliminate loss of present tax base.

Action Statement – Objective 2

Town purchase of strategic lands that have gone tax title.

Responsible party – Town Board

When – ongoing

Objective 3: Restoration of tax delinquent lands to town for future use.

Action Statement – Objective 3

Work with the county for return to town of delinquent taxable lands.

Responsible party – Town Board, County Supervisors

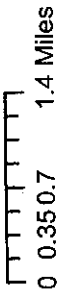
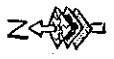
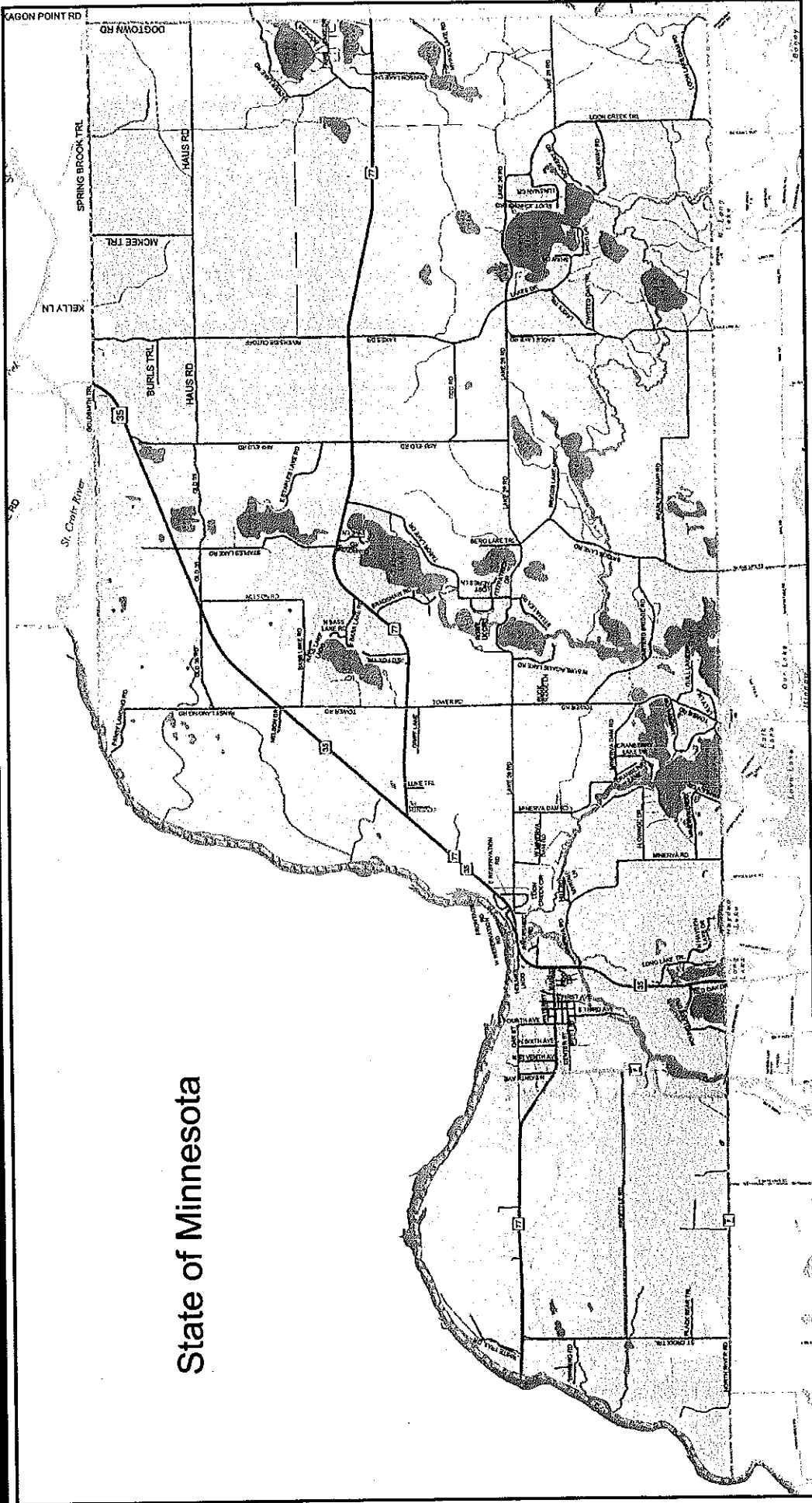
When – ongoing



Map 8.1

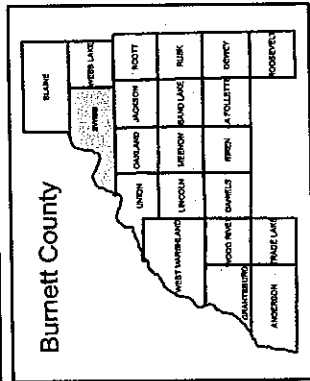
Town of Swiss, Existing Land Use

State of Minnesota



Source: Wisconsin DNR
Northwest Regional Planning

	State Road		Residential
	County Road		Park & Recreation
	Town Road		Agriculture/Open Space
	River		Forest
	Lake		Town Boundary

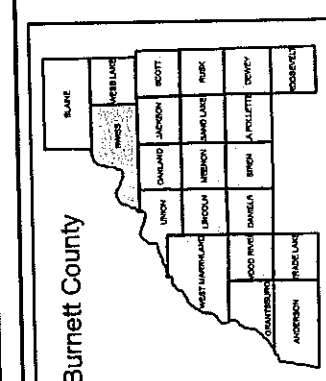
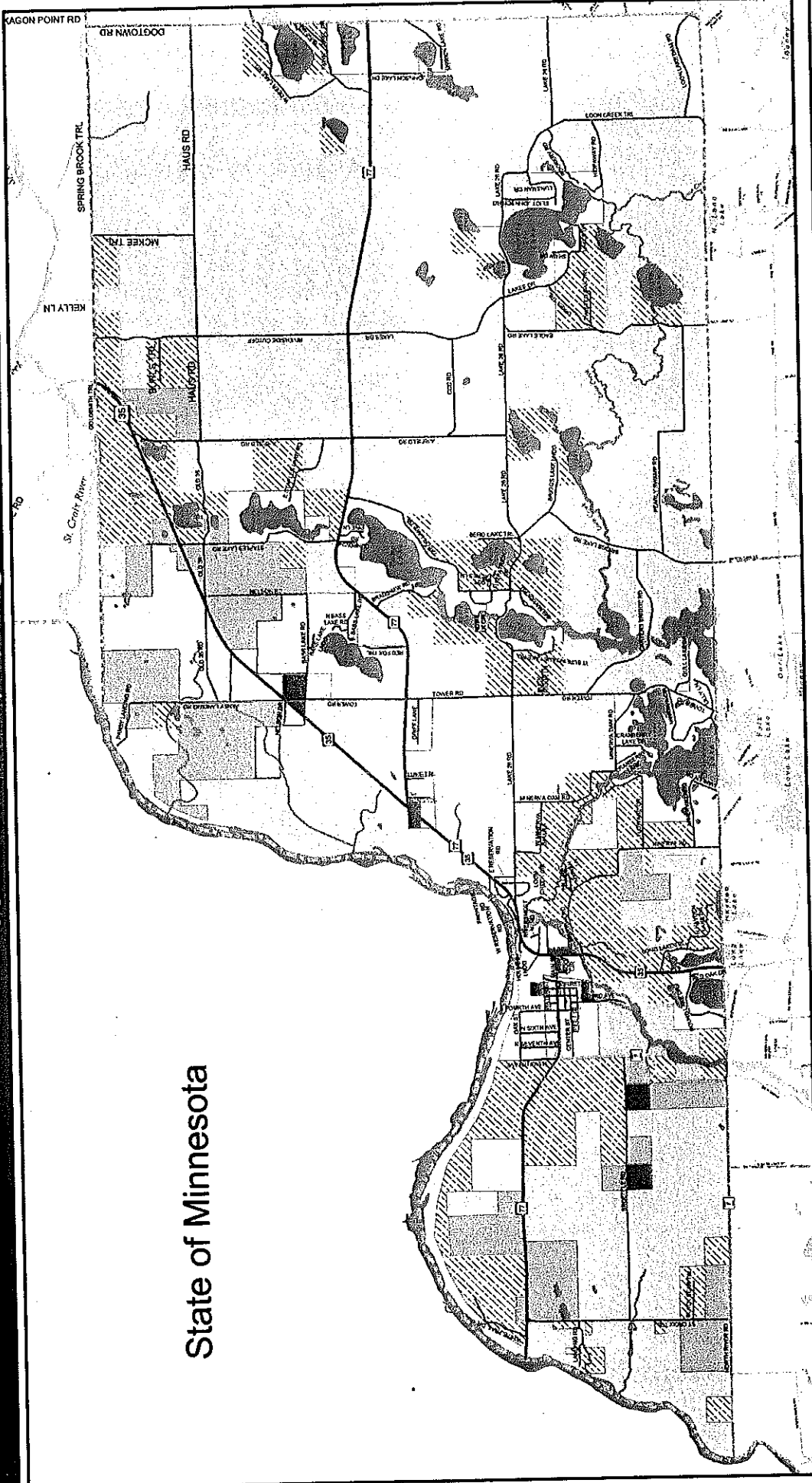




Map 8.2

Town of Swiss, Zoning

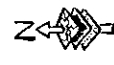
State of Minnesota



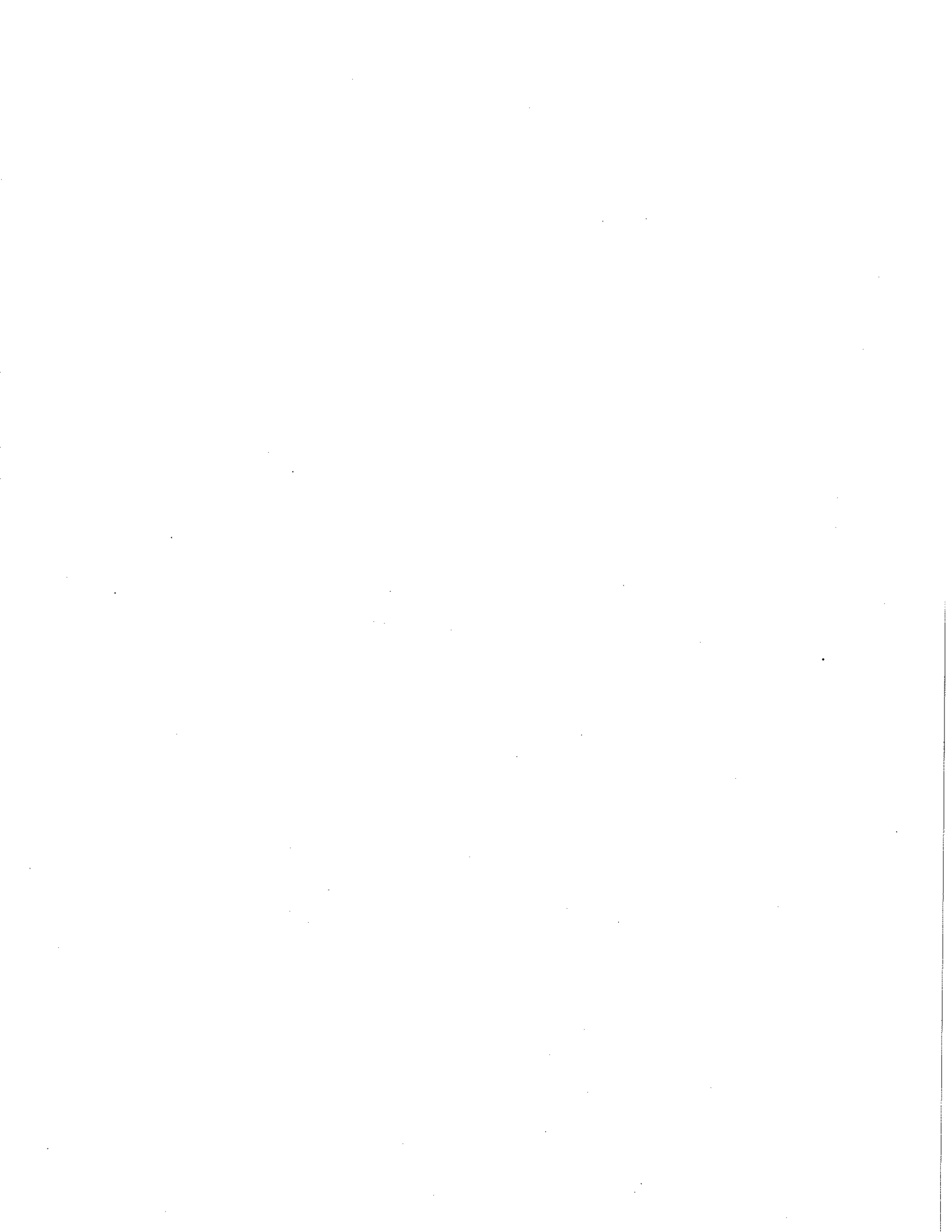
Legend

- State Road
- County Road
- Township Road
- Lake
- River
- Town Boundary
- A
- A1
- A2
- C1
- F1
- I1
- RR1
- RR2
- RR3
- TL
- WW

Note: The Zoning data was last updated August of 2001 and will not show rezones that have taken place. In addition, some rezones prior to 8/01 may not show in the data.

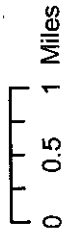
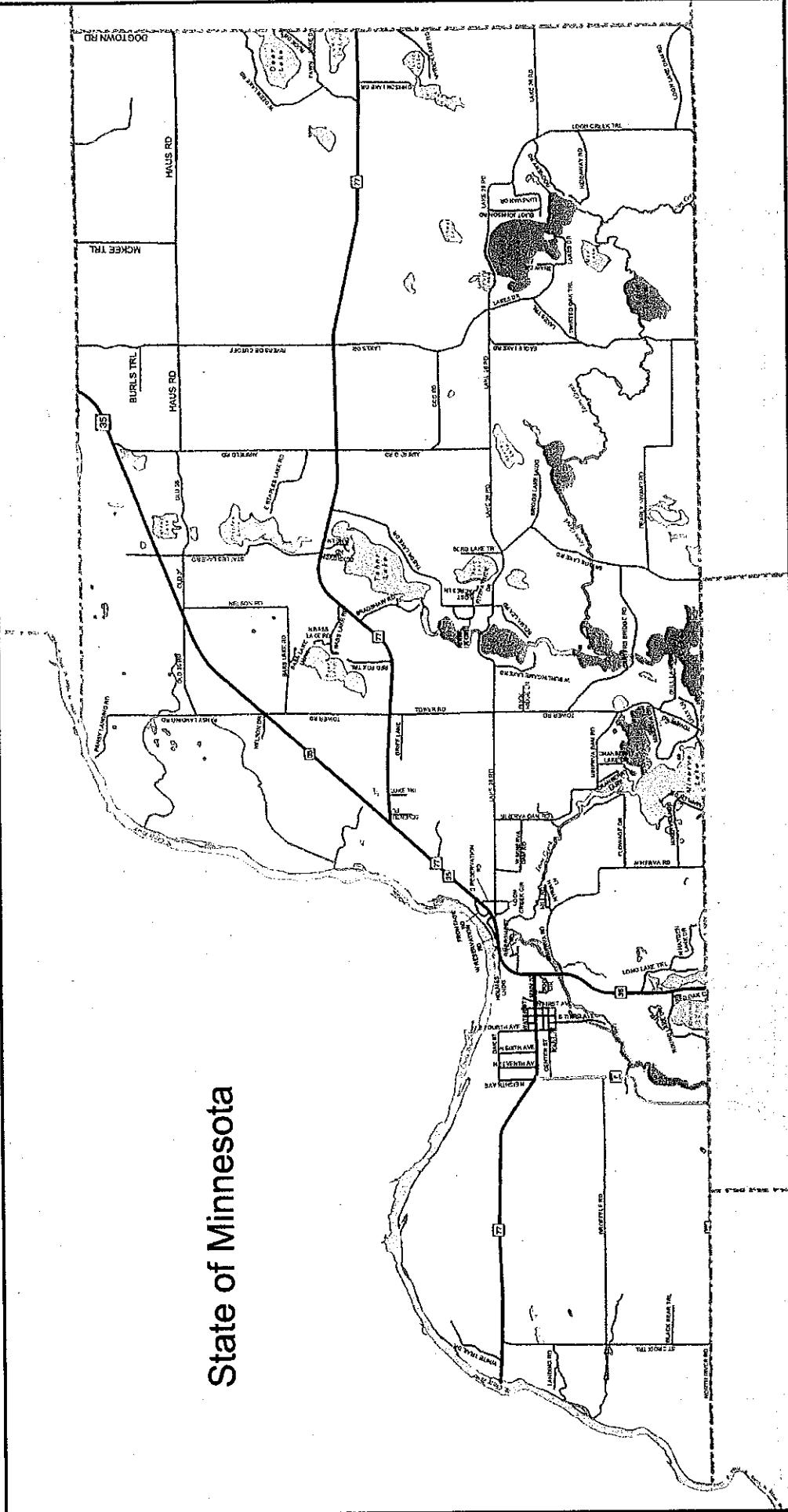


Source: Wisconsin DNR
Burnett County Zoning
Northwest Regional Planning
Commission



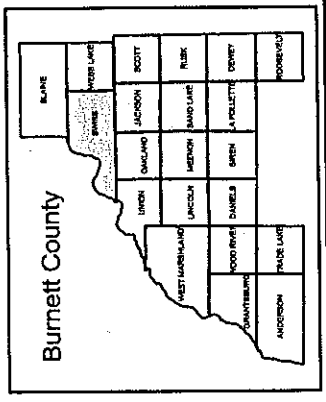
Town of Swiss, Lake Type

State of Minnesota

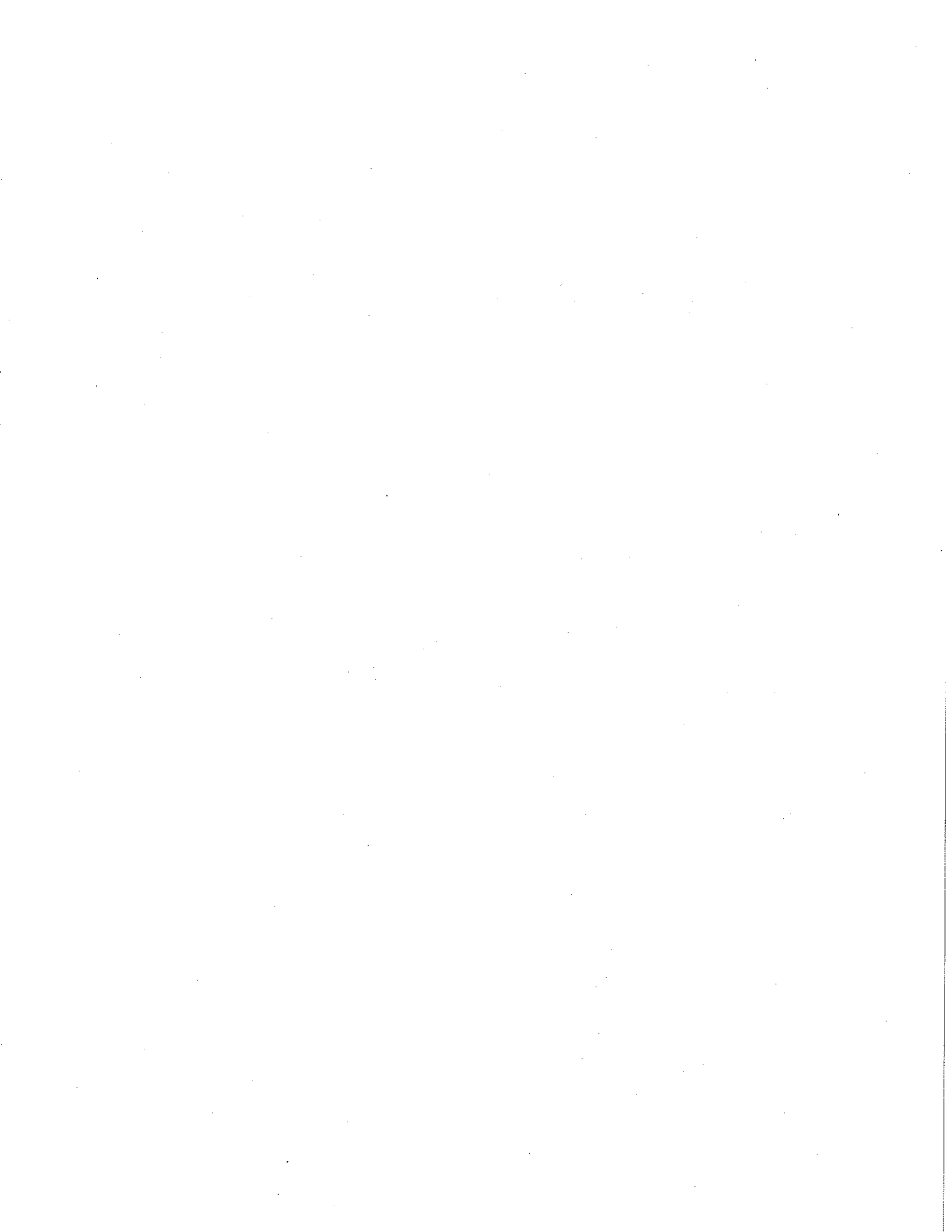


Lake Type

- Drainage
- Seepage
- Spring
- River or Not Identified

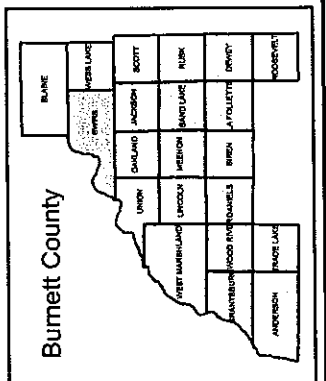
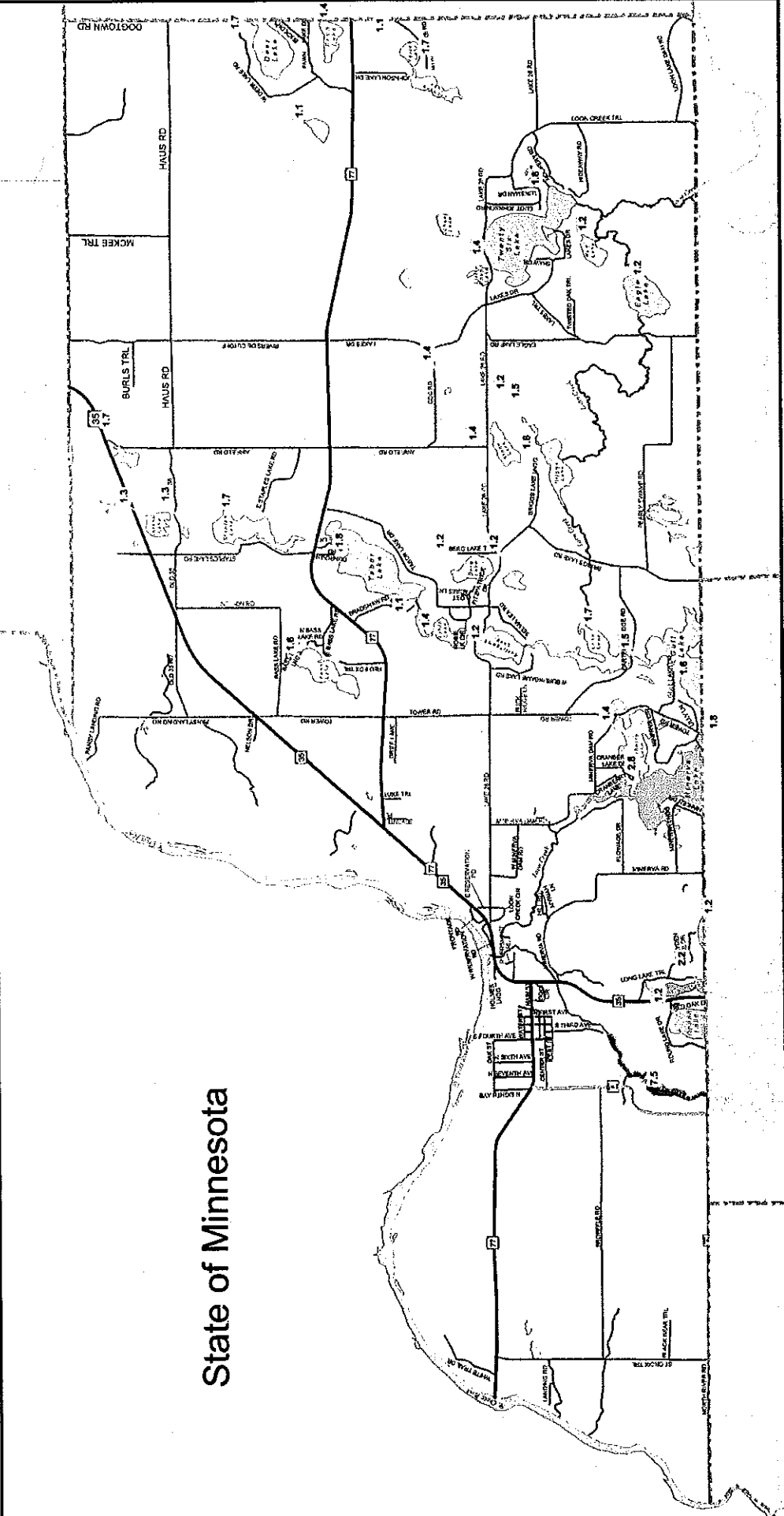


Source: Burnett County Lakes and Rivers Classification

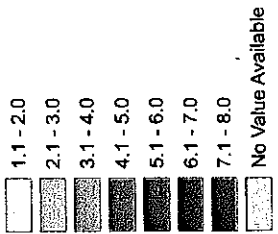


Town of Swiss, Shoreline Development Factors

State of Minnesota



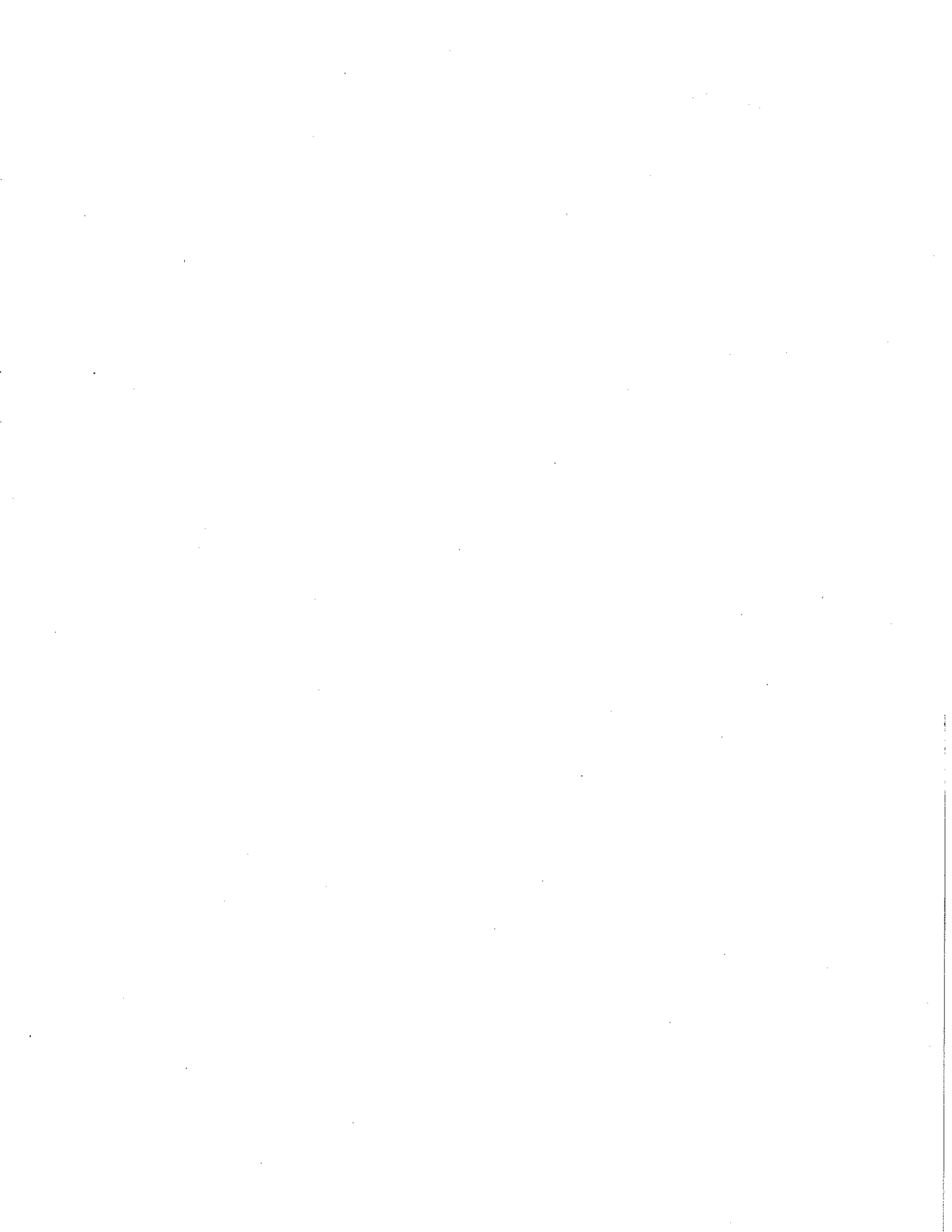
Shoreline Development Factors



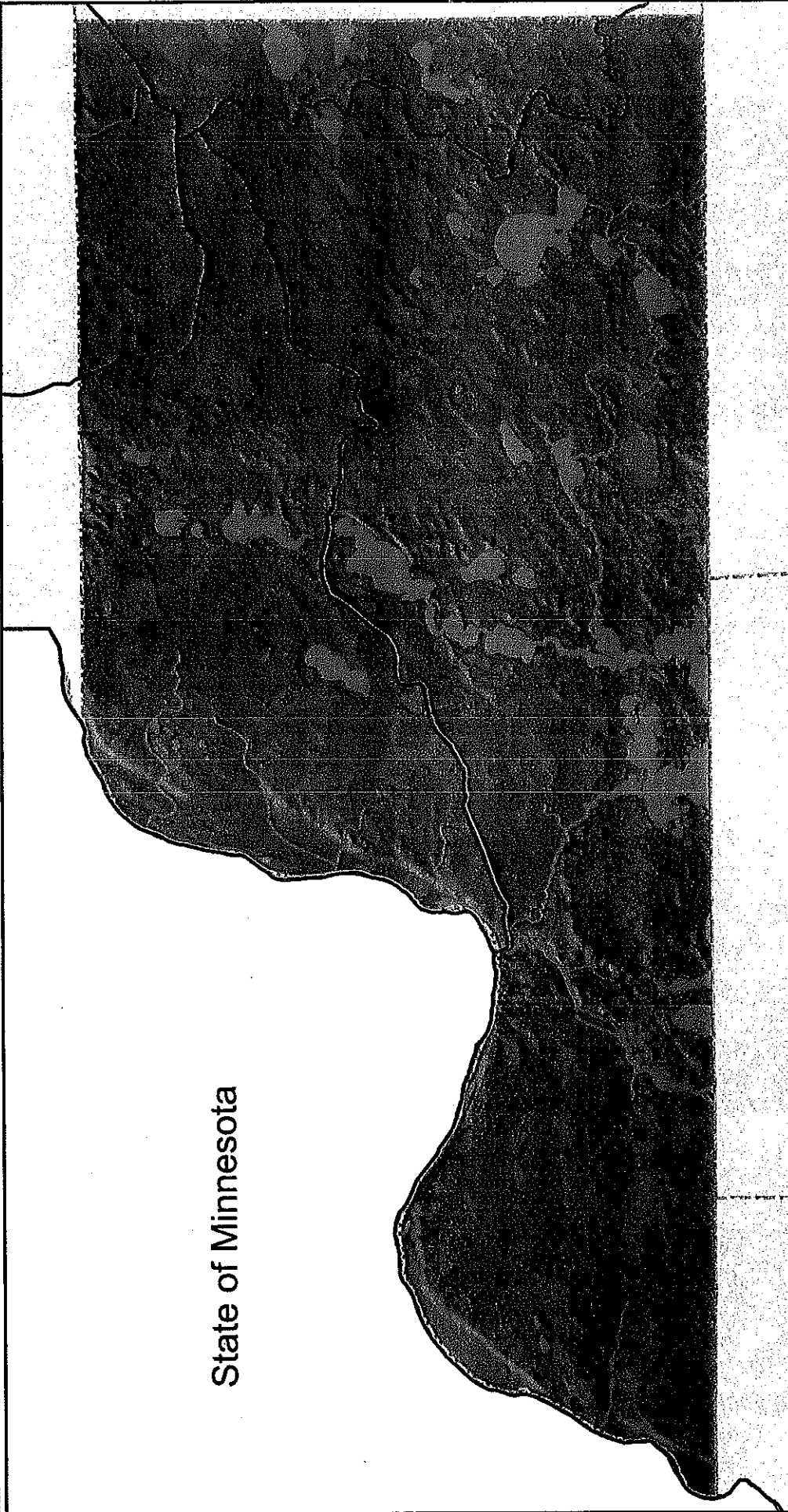
Shoreline Development Factor (SDF) - Shoreline development factor (SDF) is a convenient method of expressing the degree of irregularity of the shoreline of a lake compared to the surface area. The SDF ratio is the length of shoreline versus the circumference of a circle having the same surface area as the lake. A perfectly round lake would have a surface area of 1.00. The SDF can never be less than 1.00.



S.D.F. Score

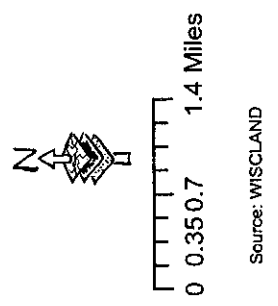
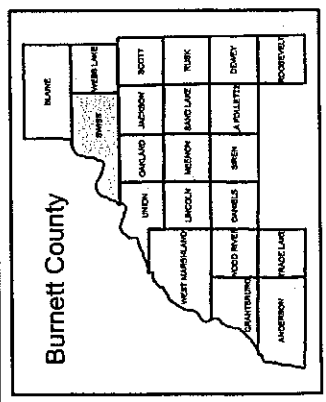


State of Minnesota



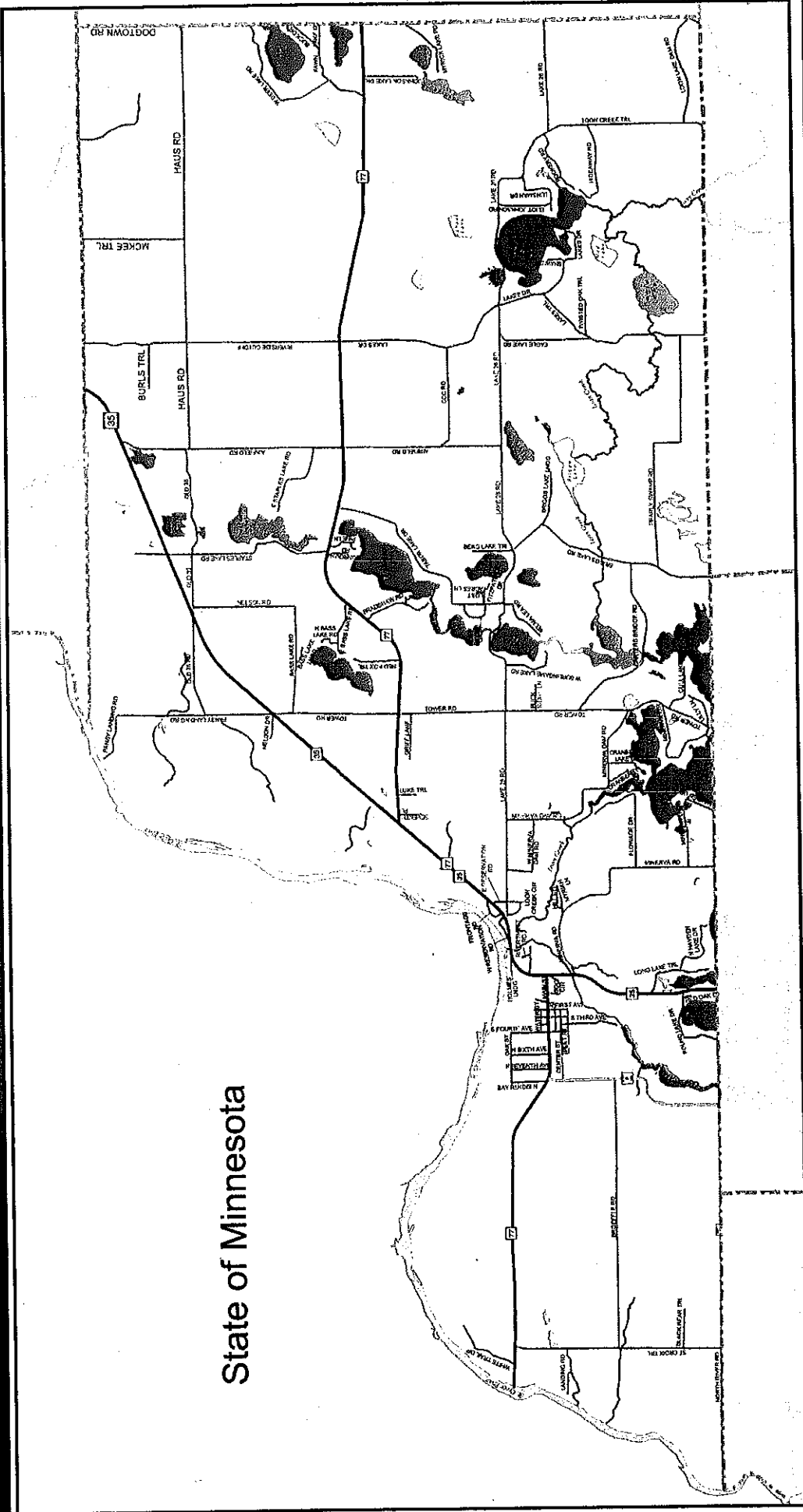
Legend

- East
- Southeast
- South
- Southwest
- West
- Northwest
- North
- Northeast



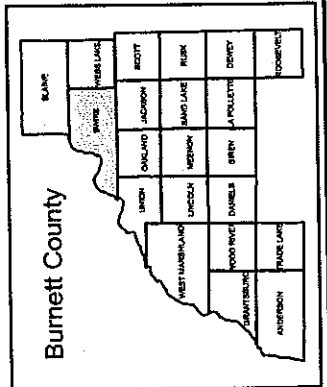
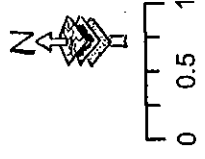
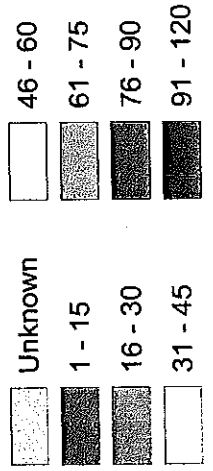


Town of Swiss, Shoreland Ownership

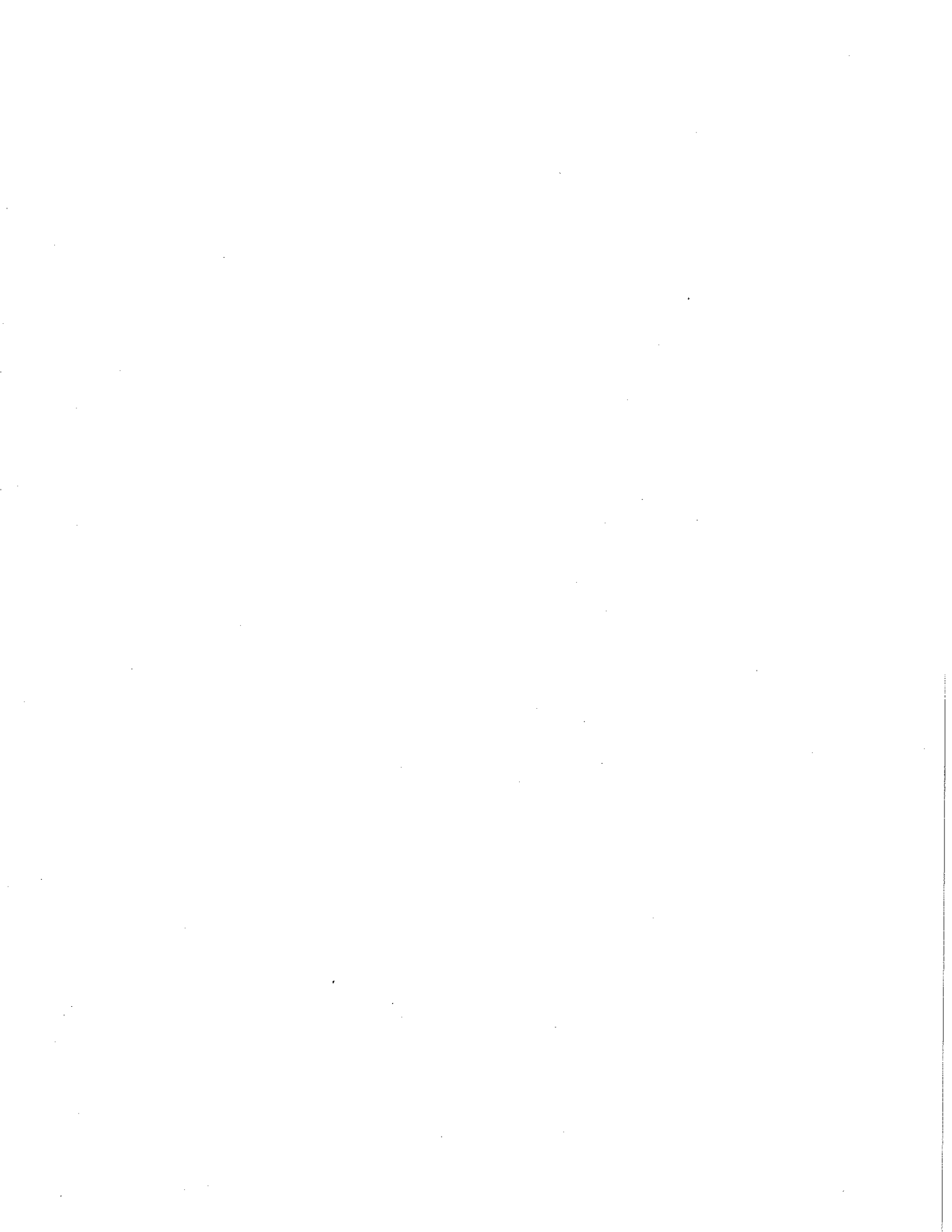


State of Minnesota

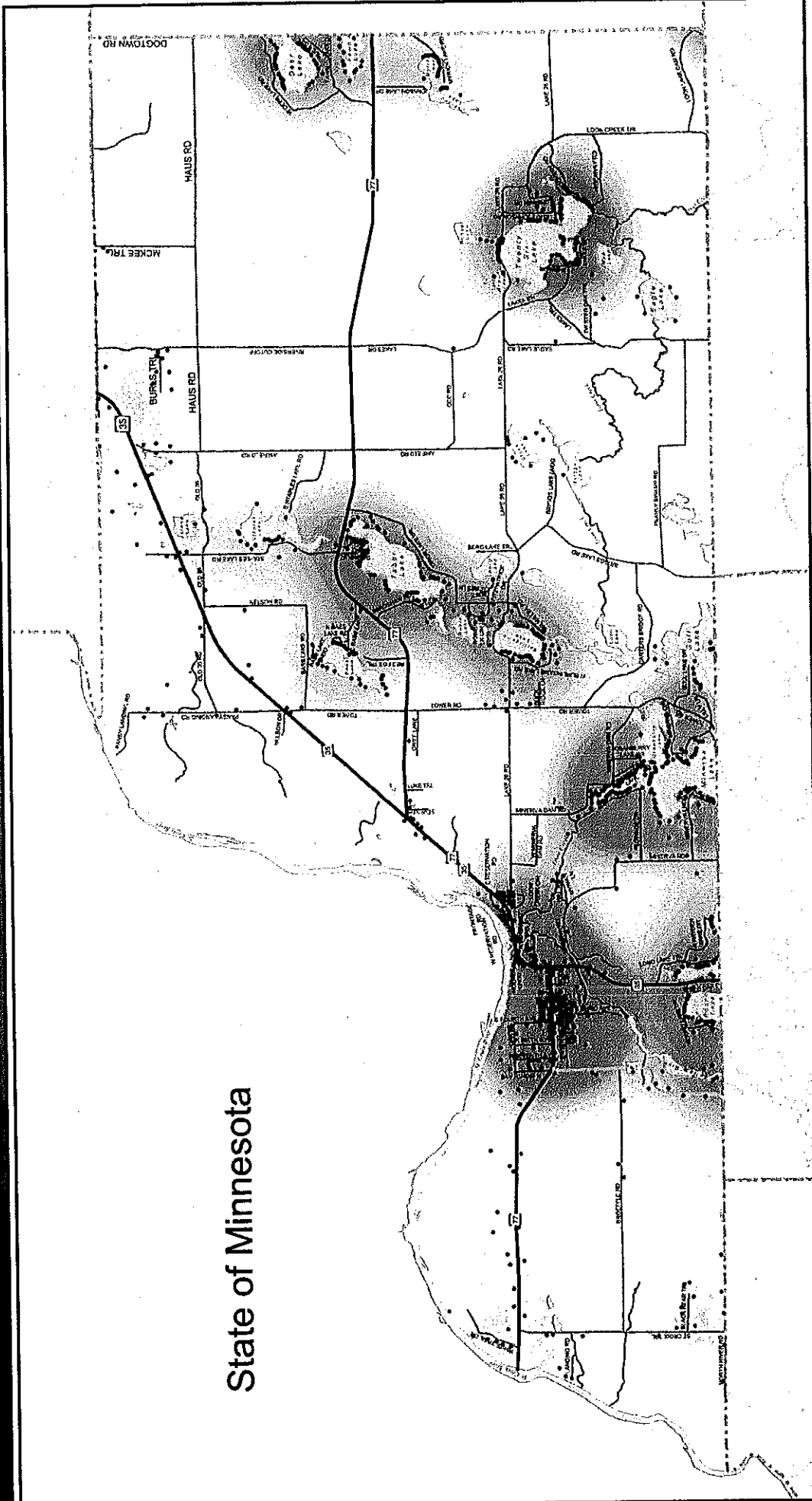
Percent Privately Owned Shoreline



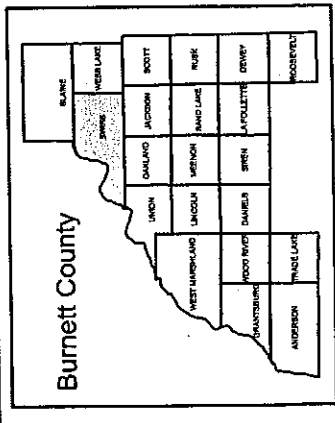
Source: Burnett County Lakes and Rivers Classification



Town of Swiss, Structures and Development Density

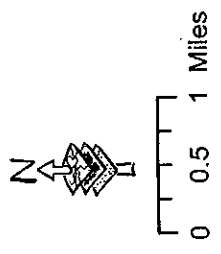
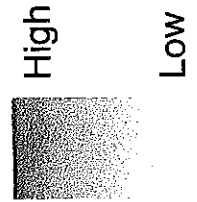


State of Minnesota



Burnett County		BLAINE	WEBB LAKE	
WILSON	OSHLAND	ALCORN	BOOTH	
WEST LAKE	WILSON	WIND LAKE	RUSK	
WOOD RIVER	DAKOTA	LA FOLLETTE	DEWEY	
WIND LAKE	WIND LAKE		ROOSEVELT	

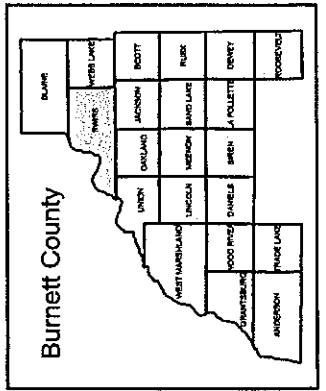
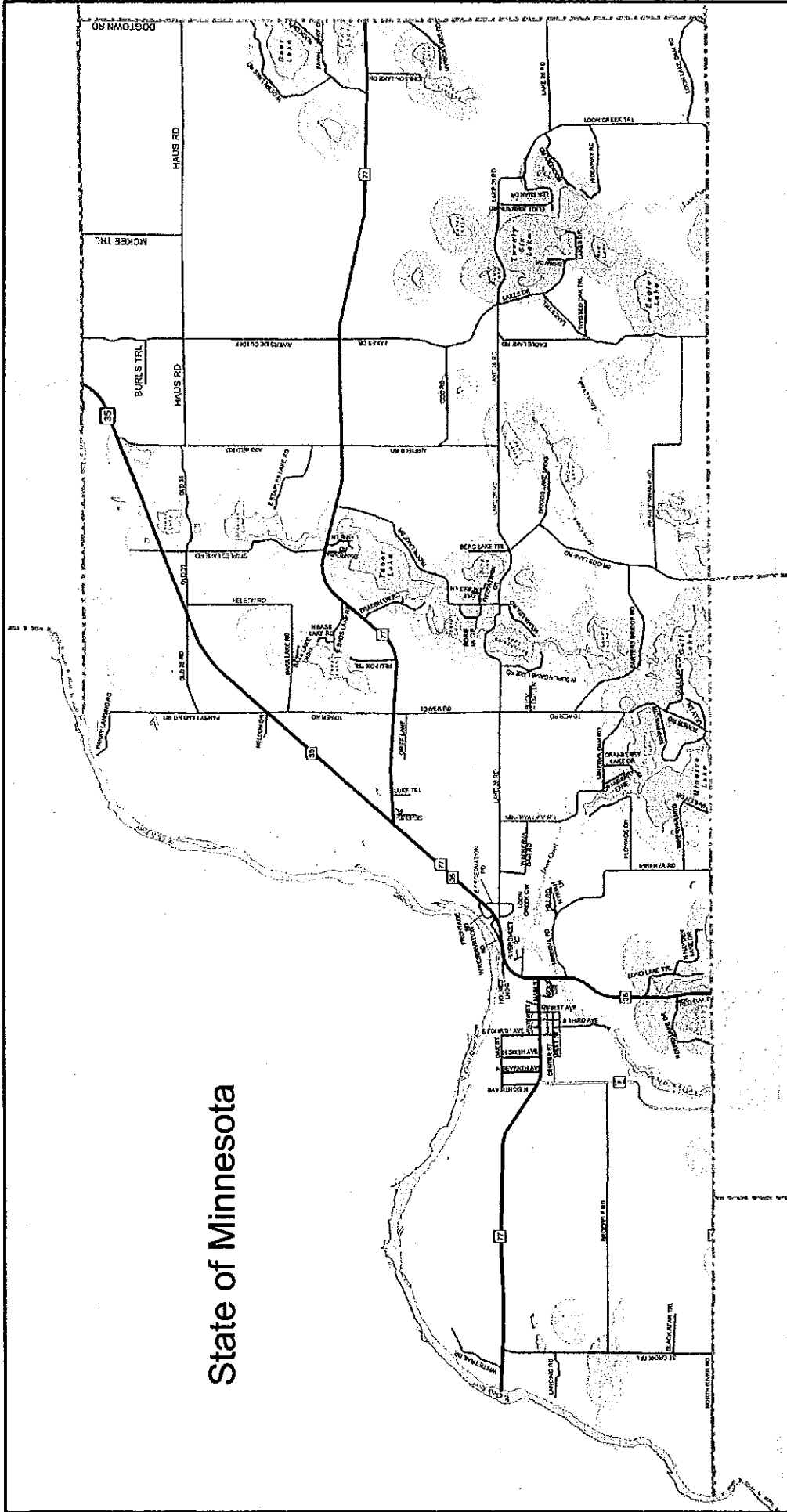
Structure Density



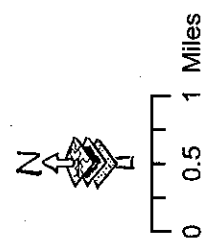


Town of Swiss, Areas Subject to Shoreland Zoning Requirements Map 8.8

State of Minnesota

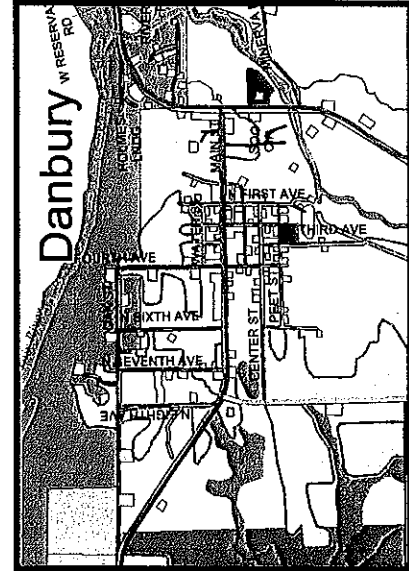


Areas subject to shoreland zoning requirements. Regulations apply to all lands within 1,000 feet of the ordinary high-water mark of any navigable lake, pond, or flowage and those lands within 300 feet of the ordinary high-water mark of any navigable river or stream.

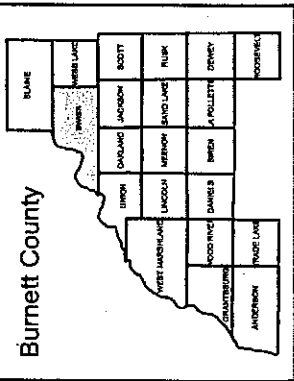
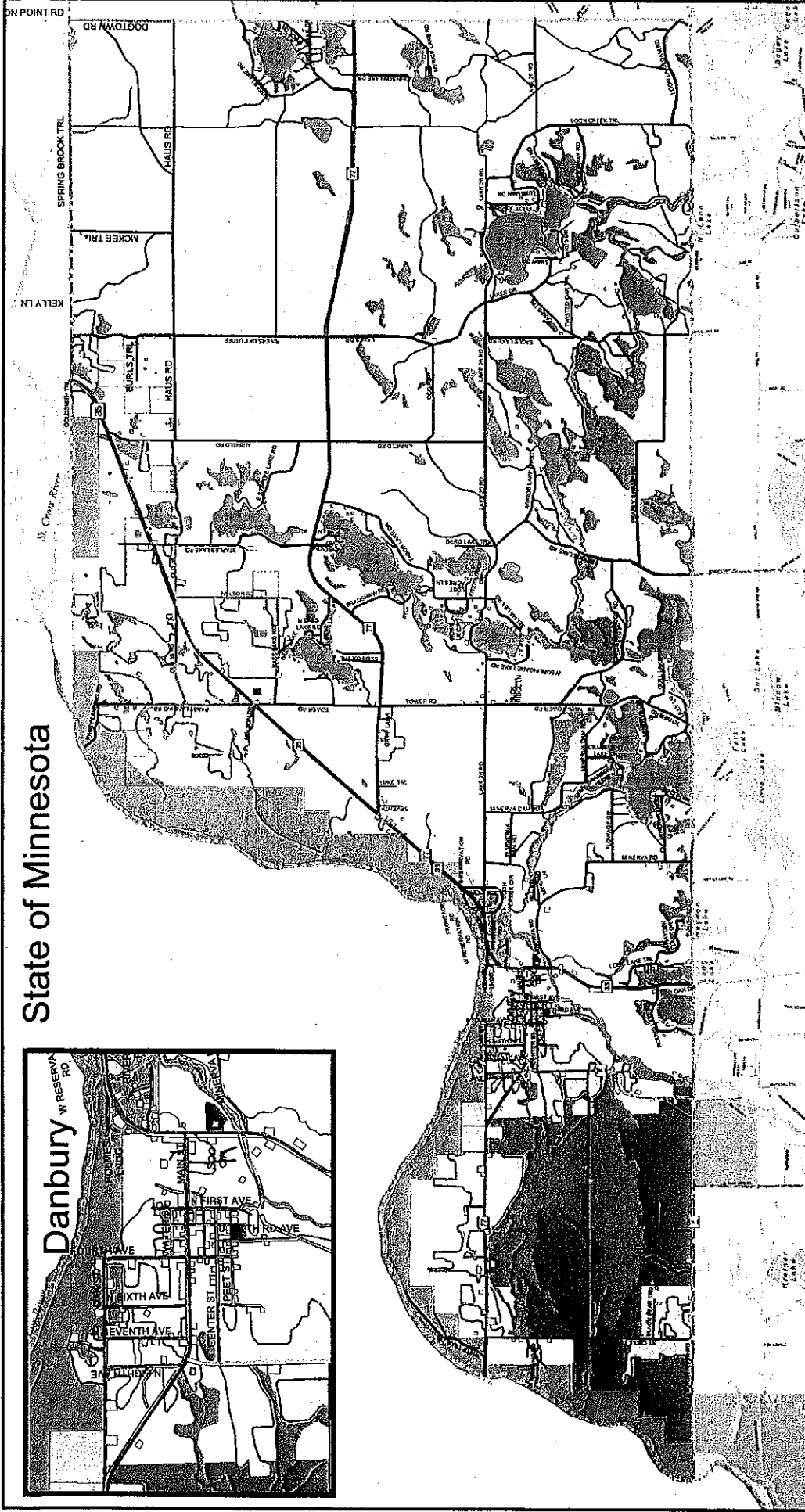




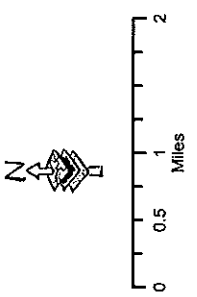
Town of Swiss, Combined Constraints



State of Minnesota



	State Road		Wetland		20% and Greater Slope
	County Road		Town Boundary		Forest Tax Law program
	Township Road		Existing Agricultural Lands		Federal Land
	Lake		Existing Development		County Forest
	River		Park & Recreation		State Land



Source: Wisconsin, DNR
Northwest Regional Planning

IMPLEMENTATION

9.1 INTRODUCTION

The overall success of comprehensive planning lies in plan implementation. The comprehensive plan outlines the town's growth and development philosophy and provides a strategy for attaining the desired future conditions. This element of the Town of Swiss Comprehensive Plan outlines the sequence of activities or actions required in order to fulfill the town's goals and objectives.

9.2 HOW TO USE THE PLAN

The Town of Swiss Comprehensive Plan is intended to help guide growth and development decisions within the town. The plan is an expression of the town's wishes and desires and provides a series of actions for assisting the community in attaining its goals. The comprehensive plan is not an inflexible or static set of rules. Rather, it is fluid and dynamic. The objectives and actions are intended to allow flexibility in light of new information or opportunities. The plan is an attempt to record the fundamental community values and philosophy that citizens share and to use them as benchmarks in future decisions concerning growth, development, and improvement in the community. The plan guides considerations regarding not only land use but also addresses community issues such as housing, transportation, and economic development.

The plan commission, town board, and citizens in reviewing all proposals pertaining to growth and development should utilize this document. Proposals should be reviewed to determine whether they are consistent with community wishes and desires as expressed in the plan. As part of that review, a thorough review of the plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether or not the plan provides relevant direction and whether the requested action is in conformance with the plan. Development proposals with significant potential impacts will require a more detailed analysis in order to determine consistency.

9.3 CONSISTENCY REVIEW DURING PLAN DEVELOPMENT

Within this implementation element, it is required to "describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan." As a result of the comprehensive plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; and based on that analysis, there are no known inconsistencies between the planning elements.

In the future, as plan amendments occur, it is important that the plan commission and town board both conduct consistency reviews. Those reviews will ensure the document continues to represent an integrated approach to planning.

9.4 MEASURING PLAN PROGRESS

As part of the comprehensive planning process, a number of goals, objectives, and activities were developed that when implemented are intended to build stronger relationships and give direction to the town board and its residents, including year-round and seasonal. Many of the objectives and activities can be accomplished in the short term, while some will take longer to accomplish.

It is required to include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The task of developing a measurement tool to gauge the outcome of this plan's objectives and actions will be accomplished by the development of an implementation target for the identified objectives and activities. These targets will provide guidance to the plan commission and town board on when specific actions should be initiated. Based on the targets, the plan commission can then measure the progress of achieving implementation of the comprehensive plan.

9.5 TOWN OF SWISS GOALS, OBJECTIVES, AND ACTION STATEMENTS

HOUSING

Goal: Provide a range of housing opportunities to meet the varied needs of existing and future residents, while maintaining a predominantly rural atmosphere.

Objective 1: Research corridor development for mobile homes not covered by present county and town ordinances.

Objective 2: Research subsidized low-income, multi-family housing, assisted living possibilities, and senior housing options.

Action Statements - Objectives 2

Research population statistics to determine what types of housing are needed.

Responsible party – Town Board, Plan Commission

When – 2007

Objective 3: Consider environmental impacts of planned housing developments.

Action Statement – Objective 3

Examine new developments for environmental compatibility.

Responsible party – Town Board, Plan Commission

When – ongoing

Objective 4: Pursue grants to upgrade sub-standard housing.

Action Statement – Objective 4

Educate populace of availability of low-cost loans for dwelling rehabilitation.

Responsible party – Town Board, Plan Commission

When – 2008-2010

TRANSPORTATION

Goal: Develop a safe and efficient multi-modal transportation system that accommodates the movement of people and goods.

Objective 1: Explore regulations for all recreational vehicles (land/water) and explore adequate controls and regulations of corridors for recreational vehicles – state, county and town.

Action Statement – Objective 1

Research ways to implement regulations of land/water recreational vehicles.

Responsible party – Town Board, Plan Commission

When – 2007

Meet with county to explore control and regulation of recreational vehicle corridors.

Responsible party – Town Board

When – 2007

Develop year round trails vs only seasonal use trails.

Responsible party – Town Board, Burnett County

When - ongoing

Objective 2: Prioritize town roads for improvements and maintenance.

Action Statement – Objective 2

Maintain ongoing priority list of town roads for maintenance and improvement.

Responsible party – Town Board

When – ongoing

Objective 3: Explore transportation options.

Action Statement – Objective 3

Identify local transportation options.

Responsible party – Town Board, Plan Commission

When - 2008

UTILITIES AND COMMUNITY FACILITIES

Goal: Support facilities and services that contribute to the well being of the town.

Objective 1: Develop storm drainage system in conjunction with waste treatment facility.

Action Statement – Objective 1

Work with Danbury Sanitary District to develop storm drainage in conjunction with water treatment facility.

Responsible party – Town Board

When – ongoing when applicable

Objective 2: Research development of future parks.

Action Statement – Objective 2

Explore implementation of park plans for the community.

Responsible party – Town Board, Chamber of Commerce, Plan Commission

When - ongoing

Objective 3: Work directly with the Danbury Sanitary District planning for the area.

Action Statement – Objective 3

Continue to work with Danbury Sanitary District for future growth in the area.

Responsible party – Town Board, Plan Commission

When – ongoing

Objective 4: Develop better use of town hall by citizens.

Action Statement – Objective 4

Encourage greater use of town hall by citizens.

Responsible party – Town Board, Plan Commission

When - ongoing

Objective 5: Continue implementing improvements of handicapped accessibility of town properties.

Action Statement – Objective 5

Evaluate town properties for handicapped accessibility and recommend improvements.

Responsible party – Town Board, Plan Commission

When - ongoing

Objective 6: Continued town input into cell tower locations, also power lines and gas lines.

Action Statement – Objective 6

Monitor need and proposed future locations of towers, power or gas lines.

Responsible party – Town Board, Plan Commission

When - ongoing

Objective 7: Explore childcare issues.

Action Statement – Objective 7

Research need for child care in area.

Responsible party – Plan Commission

When - 2007

Objective 8: Maintain adequate waste and recycling systems.

Action Statement – Objective 8

Monitor growth to assure waste and recycling systems are adequate.

Responsible party – Town Board

When - ongoing

Objective 9: Continue present and future planning for town cemeteries.

Action Statement – Objective 9

Monitor town cemetery usage and developments.

Responsible party – Town Board

When – ongoing

Objective 10: Development of appropriate signage for town visitors, businesses and facilities.

Action Statement – Objective 10

Develop ordinances for town signs for visitors, businesses and facilities.

Responsible party – Town Board

When – 2008

NATURAL, AGRICULTURAL AND CULTURAL RESOURCES

Goal: Conserve, protect, manage and enhance the town's natural resources.

Objective 1: Preserve productive farms for continued agricultural use.

Action Statement – Objective 1

Identify farmland areas and prioritize for preservation.

Responsible party – Town Board, Plan Commission

When – ongoing

Objective 2: Research possibilities for more town input into County and other controlled forest areas.

Action Statement – Objective 2

Meet with county forestry and WDNR officials on use of controlled forest areas.

Responsible party – Town Board, Plan Commission

When – ongoing

Objective 3: Ensure the protection of ground water and address surface water runoff.

Action Statement – Objective 3

Research performance standards to protect water quality.

Responsible party – Town Board, Plan Commission

When – ongoing

Objective 4: Continue to support Burnett County's Lakes Classification Ordinance to preserve lake development and usage.

Action Statement – Objective 4

Provide brochures on Burnett County Lakes Classification.

Responsible party – Town Board, WDNR

When – ongoing

Objective 5: Be aware of environmental impacts of present and future industrial, commercial developments.

Action Statement – Objective 5

Research and minimize impacts of future commercial/industrial development.

Responsible party – Town Board

When – ongoing

Objective 6: Continue working with WDNR on monitoring effects of closed dumpsites in town.

Action Statement – Objective 6

Work with WDNR on monitoring of closed dump site.

Responsible party – Town Board

When – ongoing

Objective 7: Continue to identify potential brownfield sites and explore avenues for remediation where needed.

Objective 8: Remove junk cars.

Action Statement – Objective 8

Explore the use of ordinances to prohibit and remove junk vehicles in the town.

Responsible party – Town Board

When – ongoing

ECONOMIC DEVELOPMENT

Goal: Promote economic development activities that provide for a healthy, diversified and sound economy with minimal effects on the environment, including but not limited to commercial, industrial, manufacturing, and tourism based.

Objective 1: Plan for future commercial development.

Action Statement – Objective 1

Create an economic development plan to regulate commercial growth.

Responsible party – Town Board, Plan Commission

When – 2008

Objective 2: Promotion of main street establishments.

Action Statement – Objective 2

Develop a brochure promoting mainstreet (Danbury) establishments.

Responsible party – Town Board, Chamber of Commerce

When – ongoing

Objective 3: Encourage rehabilitation of existing business structures.

Action Statement – Objective 3

Educate businesses about low or no-interest loan programs for rehabilitation of business structures.

Responsible party – Town Board, Plan Commission

When – ongoing

Objective 4: Encourage tourism-related businesses.

Action Statement – Objective 4

Develop a brochure extolling the advantages of locating tourism-based businesses in the Town of Swiss.

Responsible party – Town Board, Chamber of Commerce

When – ongoing

Objective 5: Encourage commercial and industrial/manufacturing business.

Action Statement – Objective 5

Promote businesses development of all kinds.

Responsible party – Town Board

When – ongoing

Objective 6: Ensure adequate utility infrastructure for new development.

Action Statement – Objective 6

Monitor public utility development as it relates to future economic development opportunities.

Responsible party – Town Board, Plan Commission

When – ongoing

Objective 7: Develop a process to negotiate and concur on economic development issues with the tribe.

Action Statement – Objective 7

Hold annual meeting with tribe to discuss economic development issues.

Responsible party – Town Board

When – ongoing

INTERGOVERNMENTAL COOPERATION

Goal: Encourage cooperative relationships with adjacent and overlapping jurisdictions and agencies.

Objective 1: Develop a plan for exchanging information with the local tribe for shared concerns and responsibilities.

Action Statement – Objective 1

Meet with tribe to exchange information on shared concerns and responsibilities.

Responsible party – Town Board

When – Annually

Objective 2: Research cost-effectiveness of sharing services with adjacent towns.

Objective 3: Check availability of grants for cooperative ventures.

Action Statement – Objective 3

Research grants for cooperative ventures.

Responsible party – Plan Commission

When – 2010

Objective 4: Maintain current shared services.

Action Statement – Objective 4

Hold an annual meeting to discuss and maintain shared services.

Responsible party – Town Board

When – Annually

Objective 5: Develop more open communications with agencies that have land controls in the town.

Action Statement – Objective 5

Schedule meetings with agencies exerting land controls in town.

Responsible party – Town Board

When – 2008

Objective 6: Provide more town representation in decision making at other agency/government levels.

LAND USE

Goal: Promote a coordinated, planned development pattern consistent with the rural character of the town.

Objective 1: Promote the creation of commercial zones rather than leapfrog development.

Action Statement – Objective 1

Develop ordinance to ensure orderly development of commercial zones.

Responsible party – Town Board

When – ongoing

Objective 2: Return of delinquent taxable lands to town – try to eliminate loss of present tax base.

Action Statement – Objective 2

Town purchase of strategic lands that have gone tax title.

Responsible party – Town Board
When – ongoing

Objective 3: Restoration of tax delinquent lands to town for future use.

Action Statement – Objective 3

Work with the county for return to town of delinquent taxable lands.

Responsible party – Town Board, County Supervisors

When – ongoing

Many actions identified above are continuous or ongoing steps that do not have an implementation target date. These actions may involve the town board and/or the plan commission. On an annual basis, the plan commission should monitor the plan's overall objectives and actions in an effort to realize its accomplishments and identify areas where additional resources or actions are needed.

9.6 OTHER IMPLEMENTATION POLICIES AND PROGRAMS

As part of the overall planning process, property owners of the town assisted in developing a future land use scenario covering a 20-year planning horizon. The future land use map is intended to assist the town in directing land use activities to areas best suited for development and is based on background data, future projections, local issues and opportunities, natural resource constraints, and public input.

The future land use map contains land use categories the residents of the town desire. The past growth in the number of residents and housing units in addition to the projected growth should serve to change the character of these rural areas in coming years. Map 9.1 depicts the Future Land Use Map. Several future land use categories were developed to assist the town in future development activities and are represented below.

Agriculture – Primarily used in an agricultural activity or farmstead. Parcel size tends to be larger than 35 acres in size. It is seen as desirable for the long-term character of the town to encourage the retention of agricultural lands and open space as much as is possible and economically feasible. This does not preclude the development of these lands for residential use or the parceling of lands for subdivision; however, these activities should take place in a planned and orderly manner. A density threshold of one dwelling per 35 acres is projected in this category.

Agriculture Residential – Land used in an agricultural manner but having a higher density of residential dwellings per acre than the Agricultural land use category. A density threshold of one dwelling per 10 acres is projected in this category.

Commercial: These areas have been identified as the most suitable and desirable for future commercial development. The main commercial areas identified are along the STH 35 and 77 corridors (Danbury) and presently contain a development pattern mixing residential and commercial uses. A density threshold of 0.5 acres is projected in this category.

Industrial: The town presently has no industrial development and prefers to see the development of commercial zones as opposed to industrial ones.

Residential – This designation represents the unincorporated area of Danbury where higher density “city like” lot development has and is projected to occur. A density threshold of one dwelling 30,000 square feet is projected in this category.

Rural Residential – These areas relate primarily to shoreland areas with modest density levels based on the lakes classification system of minimum lot size. A density threshold of one dwelling per 1.5 acres is projected in this category.

Forest Residential – These areas relate primarily to forested areas where past and projected residential development will continue to occur. A density threshold of one dwelling per 5 acres is projected in this category.

Town of Swiss Comprehensive Plan

Forest – These areas relate primarily to forested areas where very low density development patterns are projected to occur. A density threshold of one dwelling per 20 acres is projected in this category.

General Shoreland/Development Guidelines

The following statements represent guidelines for implementing the Town of Swiss Comprehensive Plan.

- 1) Encourage participation in the Burnett County Shoreline Incentives Program. The program offers property tax incentives, sign up bonuses, and additional incentives to preserve and in some cases restore a buffer of native vegetation along Burnett County Shorelines. The program funds the incentives, individual consultations with landowners, site review and design, and restoration cost sharing in addition to many educational activities.
- 2) The Town of Swiss should recommend and provide assistance on the preservation or installation of buffers along surface water features through applicable conservation programs.
- 3) The Town of Swiss should support the use of conservation programs and best management practices within shoreland areas.
- 4) Develop protection plans for lakes within the Town of Swiss. Grants are available through the Wisconsin Department of Natural Resources that provide up to 75 percent of the funding required to conduct protection and restoration projects on Wisconsin's waterways. The town should partner with local lake associations and others to prioritize projects and develop proposals. Lake protection plans provide the basis for development of targeted regulations and other lake protection mechanisms.

Lake Associations in the Town of Swiss

Minerva/Cranberry Lakes Association	Burlingame Lake Association
Burnett County Lakes and Rivers Association	Twenty-Six Lake Association
Hayden Lake Association	Lake Twenty-Six P.O. Association
Long Lake Association	Deer Lake Association
Loon Lake Property Owners Association	

- 5) While this plan does not propose any specific zoning changes in the Town of Swiss, it is possible that changes may be necessary in order to make this plan consistent with county zoning. The town should work closely with the Burnett County Zoning Department to identify conflicts between the provisions of this plan and the county zoning map. Additionally, the town may, at some time in the future, assign density or other development standards to the future land use classifications use in Map 9.1 or it may wish to alter existing minimum lot standards in certain areas. Alteration of existing zoning standards or the creation of new standards would require approval from Burnett County.
- 6) The Town of Swiss should discourage development on slopes of 20 percent and greater. This provision should be strongly considered when evaluating shoreland development proposals.

- 7) Work to limit the amount of impervious surface cover within the shoreland zone. Impervious cover such as paved surfaces, buildings, and other areas when ground infiltration is limited increases runoff volumes and is a contributing factor to increased sedimentation and phosphorous loading in surface waters.
- 8) Thoroughly evaluate the impact of infrastructure development/improvement (i.e. roads and bridges) projects on water quality. Utilize recommended and approved BMP's to protect surface water quality. Also, consider the impacts these types of projects may have on natural drainage patterns. Consider adopting town design standards and criteria in order to mitigate the potential negative environmental impacts.

9.7 LAND USE ORDINANCES AND PROGRAMS

Land use ordinances or programs may be developed in the future to further the goals of the town. These include the development of a conservation design ordinance, purchase of development rights program, transfer of development rights program, land acquisition program, conservation easements program, or other applicable ordinance or program. A list of programs of interest is included for reference by the planning commission and town board.

The following is a partial list and description of additional plan implementation tools available to local government to assist in achieving the goals and objectives of a land use plan.

Special Plans

Special plans may arise through the planning process to address other specific issues. These plans often supplement the master plan and are important implementation tools. Some examples might include a downtown design plan, neighborhood plans, or waterfront development plans.

Eminent Domain

Eminent domain allows government to take private land for public purposes, even if the owner does not consent, as long as the government compensates the landowner for their loss. The legislature has delegated the power of eminent domain to local government for specific purposes.

Building Codes

Municipalities may choose to enact building codes as part of their ordinances. Building codes are sets of regulations that set standards for the construction and maintenance of buildings in a community, which ensures that these buildings are safe. The codes are usually concerned with maintaining buildings in order to keep them from becoming dilapidated and/or rundown.

Moratoria

Then enactment of a moratorium temporarily stops all development in a specified area in order to plan for growth. This includes identifying and protecting sensitive lands and other community resources. Local units of government can enact this tool.

General Zoning

Zoning is a tool that gives governmental bodies the power to intervene in the lives of private citizens for the protection of public health, safety, and welfare. Zoning separates conflicting land uses and ensures that development is directed in certain areas that can accommodate that particular land use. Several different types of specialized zoning exist.

- ❖ **Floodplain Zoning-** Floodplain zoning ordinances are required by Wisconsin law and pertain to cities, villages, and towns. The WDNR specifies minimum standards for development in floodplains, but local ordinances may be more restrictive than these rules.

- ❖ **Shoreland Zoning-** Wisconsin law requires that counties adopt zoning regulations in shoreline areas that are within 1,000 feet of a navigable lake, pond, or flowage or 300 feet of a navigable stream or the landward side of the floodplain, whichever distance is greater. Minimum standards for shoreland zoning ordinances are specified in rules developed by the WDNR, while local standards may be more restrictive than these rules.

- ❖ **Exclusive Agricultural Zoning-** Municipalities may adopt exclusive agricultural zoning for farmland under the Farmland Preservation Program. For farmers to be eligible for income tax credits, they must meet standards that require a minimum parcel size of 35 acres limit the use of the land to those that are agriculturally related. The ordinance must comply with the county farmland preservation plan.

- ❖ **Performance Zoning-** Performance zoning uses performance standards to regulate development. Performance standards are zoning controls that regulate the effects or impacts of a proposed development, instead of separating uses into various zones. The standards often relate to a sites development capability. For example, in agricultural areas, performance zoning could be used to limit development on prime agricultural soils and allow development on lower quality soils.

- ❖ **Bonus and Incentive Zoning-** Bonus or incentive zoning allows local governments to grant a bonus, usually in the form of density or the size of the development, in exchange for amenities such as parks or walking paths for example.

- ❖ **Overlay Zoning-** Overlay zones are designed to protect important resources and sensitive areas. The underlying zoning regulates the type of uses permitted, while the overlay zone imposes specific requirements to provide additional protection.

- ❖ **Mixed-Use Zoning-** Mixed-use zoning is an effective way to enhance existing urban and suburban areas and encourage infill development. Mixed-use zoning recognizes the existing mixture and encourages its continuance and may offer an alternative to struggling with nonconforming use complexities.

- ❖ **Inclusionary Zoning-** Inclusionary zoning provides incentives to developers to provide affordable housing as part of a proposed development project. For example, in exchange for higher density, a developer would have to build a specified number of low and moderate income dwelling units.

Planned Unit Developments (PUD's)

Planned Unit Developments (PUD's) are planned and built developments that create a variety of compatible land uses. These developments vary in densities and are subject to more flexible setbacks, design, and open space requirements than are afforded by traditional or general zoning.

Reserved Life Estates

This is a tool in which a landowner has the opportunity to sell or donate his or her land to a conservation organization but is able to continue living and managing the property.

Purchase of Development Rights Program (PDR)

The purchase of development rights is a *voluntary* protection technique that compensates the landowner for limiting future development on their land. The programs are primarily used for retention of agricultural lands, but the concept can be applied to all types of land use scenarios. Under a PDR program, an entity such as a town, county, or private conservation organization purchases the development rights to a designated piece of property. The land remains in private ownership, and the landowner retains all the other rights and responsibilities associated with the property.

Transfer of Development Rights (TDR) Program

The TDR program is a non-regulatory (voluntary) approach that allows the right to develop property to be transferred from one parcel (or zoning district) to another. Under a TDR program, development rights to a parcel of land are transferred from a "sending area" to another parcel referred to as the "receiving area". Sending areas are typically those areas where development is discouraged or limited, and receiving areas are areas where growth and development are encouraged. Under some TDR programs, local government awards development rights to each parcel of developable land in the community or in selected districts on the basis of the land's acreage or value. Landowners can then sell the development rights on the open market. The TDR program has been widely implemented at the local level due to the fact that it requires no major financial contribution by local government.

Benefits of the TDR program include:

- ▶ The public benefits from the conservation easements, which protect and preserve sensitive natural features and wildlife habitat.
- ▶ Owners of sending area properties receive economic compensation for their properties where development would normally be precluded due to sensitive natural features or zoning restrictions.
- ▶ Owners of receiving area properties can increase their development density, accommodating a greater number of uses or tenants.
- ▶ Little financial contribution on behalf of local government.

Acquisition

This type of land preservation tool involves the direct purchase of land for the purposes of preservation and protection. This tool should be used in cases where other protective mechanisms fail to meet objectives and/or in cases of high-priority acquisition lands. Acquisition efforts should be coordinated with other local, state, and national acquisition

initiatives (lake associations, environmental groups, USFS, WDNR, etc.). Depending on the acquisition, funding assistance from federal, state, or not-for-profit groups may be found.

Conservation Easements

When a landowner sells their development rights, a legal document known as a conservation easement is drafted. The easement restricts the use of the land to agricultural use, open space, or other desired use in perpetuity. A conservation easement permanently limits residential, commercial, or industrial development to protect its natural attributes or agricultural value. The conservation easement becomes a part of the landowner's deed and remains on the deed even if the land is sold or passed through inheritance thereby ensuring the development will not occur on the property.

The conservation easement does not automatically allow public access to the land; the land remains in the hands of the owner, as only the right to develop it has been purchased. All remaining rights of property ownership remain with the landowner including the right to transfer ownership, swap, deed, or sell the land. A purchase of development rights program works to ensure that incompatible development will not take place; the PDR becomes a part of the deed and keeps the land in its agricultural or natural state in perpetuity. An effective purchase of development rights program requires initial financial support and on-going administration. Additionally, the program requires a review board to assess the lands of landowners requesting entry of their parcel into the PDR program.

Land Trusts

Land trusts are non-profit voluntary organizations that work with landowners to use a variety of tools to help them protect their land. Such organizations are formed with the purpose of protecting open space, scenic views, wildlife, etc.; and they use a variety of techniques to raise money for operating expenses and the acquisition of easements. Land trusts also provide adequate monitoring and stewardship. In the United States, land trusts can hold conservation easements, which means that the organization has the right to enforce the restrictions placed on the land.

Land Protection Tool	Pro	Con
<p>Donated Conservation Easements</p>	<ul style="list-style-type: none"> • Permanently protects land from development pressures. • Landowners may receive income, estate, and property tax benefits. • No or low cost to local unit of government. • Land remains in private ownership and on the tax rolls. 	<ul style="list-style-type: none"> • Tax incentives may not provide enough compensation for many landowners. • Little local government control over which areas are protected.
<p>Purchase of Development Rights</p>	<ul style="list-style-type: none"> • Permanently protects land from development pressures. • Landowner is paid to protect their land. • Landowners may receive estate and property tax benefits. • Local government can target locations effectively. • Land remains in private ownership and on the tax rolls. 	<ul style="list-style-type: none"> • Can be costly for local unit of government.

Land Protection Tool	Pro	Con
<p>Transfer of Development Rights</p>	<ul style="list-style-type: none"> • Permanently protects land from development pressures. • Landowner is paid to protect their land. • Landowners may receive estate and property tax benefits. • Local government can target locations effectively. • Low cost to local unit of government. • Utilizes free market mechanisms. • Land remains in private ownership and on tax roll. 	<ul style="list-style-type: none"> • Can be complex to manage. • Receiving area must be willing to accept higher densities.

Conservation Design Subdivisions

The conservation design subdivision concept is an alternative development design to the conventional residential subdivision. Conventionally designed subdivisions are typically characterized by land divided into house lots and streets, with minimal (if any) open space. Usually, the remaining open space lands consist of the undevelopable portion of the subdivision (steep slopes, wetlands, floodplain, etc.). The conventional subdivision lacks communal open space, community woodlands, or other open areas where people can meet and interact.

The purpose of a conservation design subdivision is to provide opportunity for development while maintaining open space characteristics, encouraging interaction among residents through site design, and protection of habitat and environmental features. A typical conservation design subdivision contains the same number of lots that would be permitted under a conventional design. The lots are typically smaller than conventional lots and are designed for single-family homes reminiscent of traditional neighborhoods found in small towns throughout America.

The compact design of a conservation subdivision allows for the creation of permanent open space (typically 50 percent or more of the buildable area). This undeveloped land typically serves as community open space land and provides recreational, aesthetic, and social benefits to subdivision residents.

The conservation design subdivision has proven economic, environmental, and social advantages over conventionally designed subdivisions¹ including:

Economic Advantages

- ▶ Lower infrastructure and design (engineering) costs
- ▶ Attractiveness of lots for home development
- ▶ Reduction in demand for public parklands

Environmental Advantages

- ▶ Protection of conservation areas and upland buffers (which would normally be developed)
- ▶ Reduced runoff due to less impervious surface cover
- ▶ Improved water filtration due to presence of vegetation and buffers
- ▶ Opportunities for non-conventional septic system design

¹ Randall Arendt, *Conservation Design for Subdivisions*, (Island Press, Washington D.C., 1996), pp 3-16.

Social Advantages

- ▶ Opportunities for interaction among residents (common open space)
- ▶ Pedestrian friendly
- ▶ Greater opportunity for community activities

Best Management Practices (BMP)

Best management practices describe voluntary procedures and activities aimed at protection of natural resources. BMP's are described in detail in the Wisconsin Department of Natural Resources publications titled "Wisconsin Construction Site Best Management Practice Handbook", and "Wisconsin's Forestry Best Management Practices for Water Quality". Shoreland BMP's are a set of specific actions that landowners can take to help protect and preserve water quality.

Capital Improvement Program (CIP)

Capital Improvement Programs are a fiscal tool that can help communities plan for the timing and location of community facilities and utilities (such as municipal sewer and water service, parks or schools). CIP's ensure that proper budgets are allocated for future developments or improvements to community infrastructure.

Impact Fees

Impact fees are financial contributions imposed on new developments to help pay for capital improvements needed to serve the development. Local governments can impose impact fees to finance highways, other transportation facilities, storm water facilities, solid waste and recycling facilities, fire and police facilities etc.

Tax Increment Financing (TIF)

Towns may designate tax increment financing districts to finance public improvements through the property taxes generated on future increases in the value of taxable properties in the district. Under TIF, the overlying taxing jurisdictions do not receive any tax revenues based on the increase in property valuation in a district until all improvement costs are paid. In this way, the TIF district assures that all taxing jurisdictions benefiting from development pay a share of the costs.

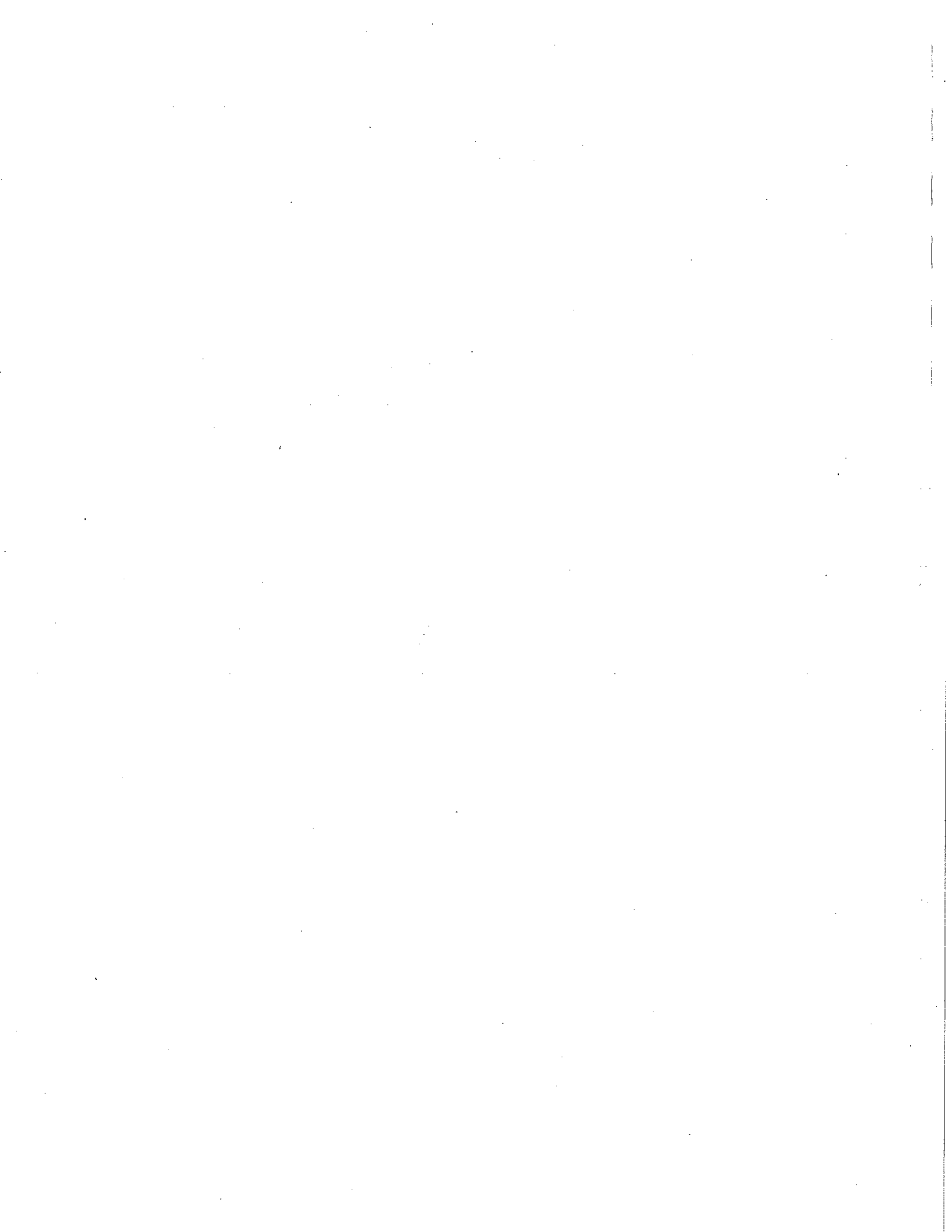
9.8 PLAN UPDATES AND REVISIONS

The Town of Swiss Comprehensive Plan is intended to be a living document. Over time, social and economic conditions and values tend to change. The comprehensive plan should be updated periodically to reflect these changes. Systematic, periodic updates will ensure that not only the statistical data is current but also the plan's goals, objectives, and policies reflect the current situation and modern needs. Under current law, it is required that an update of the plan be undertaken every ten years. However, it is recommended the plan also be reviewed for consistency at least once every five years. This update will ensure that any changes in the social and economic conditions or community values are reflected within the plan.

To ensure that residents are involved in plan amendments, the following process and protocol should be followed to allow public involvement and comment. The Town of Swiss Plan Commission shall undertake a review of the plan at the statutory ten-year interval. During plan implementation, the town board and plan commission shall consider necessary amendment(s) to the plan resulting from property owner requests and changes to social and economic conditions. Upon the plan commission review, recommended changes to the plan shall be forwarded to the town board. The plan commission shall call a public hearing to afford property owners time to review and comment on recommended plan changes. The public hearing shall be advertised using a Class I notice. Based on public input, plan commission recommendations, and other facts, the town board will then formally act on the recommended amendment(s). During plan amendments, it is important that the public participation plan be utilized to ensure public input.

9.9 CONCLUSION

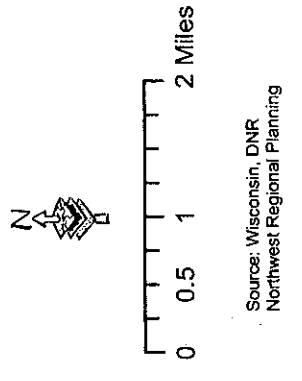
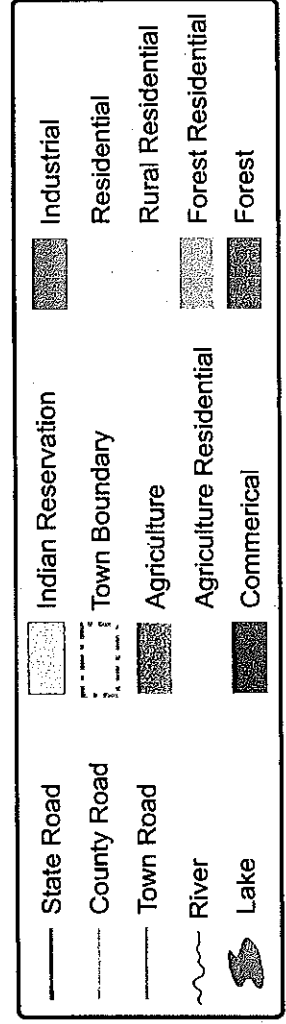
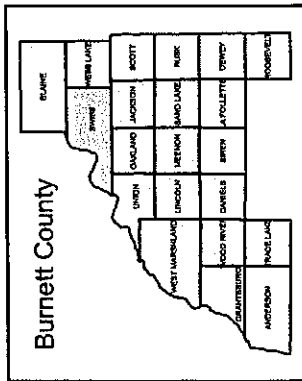
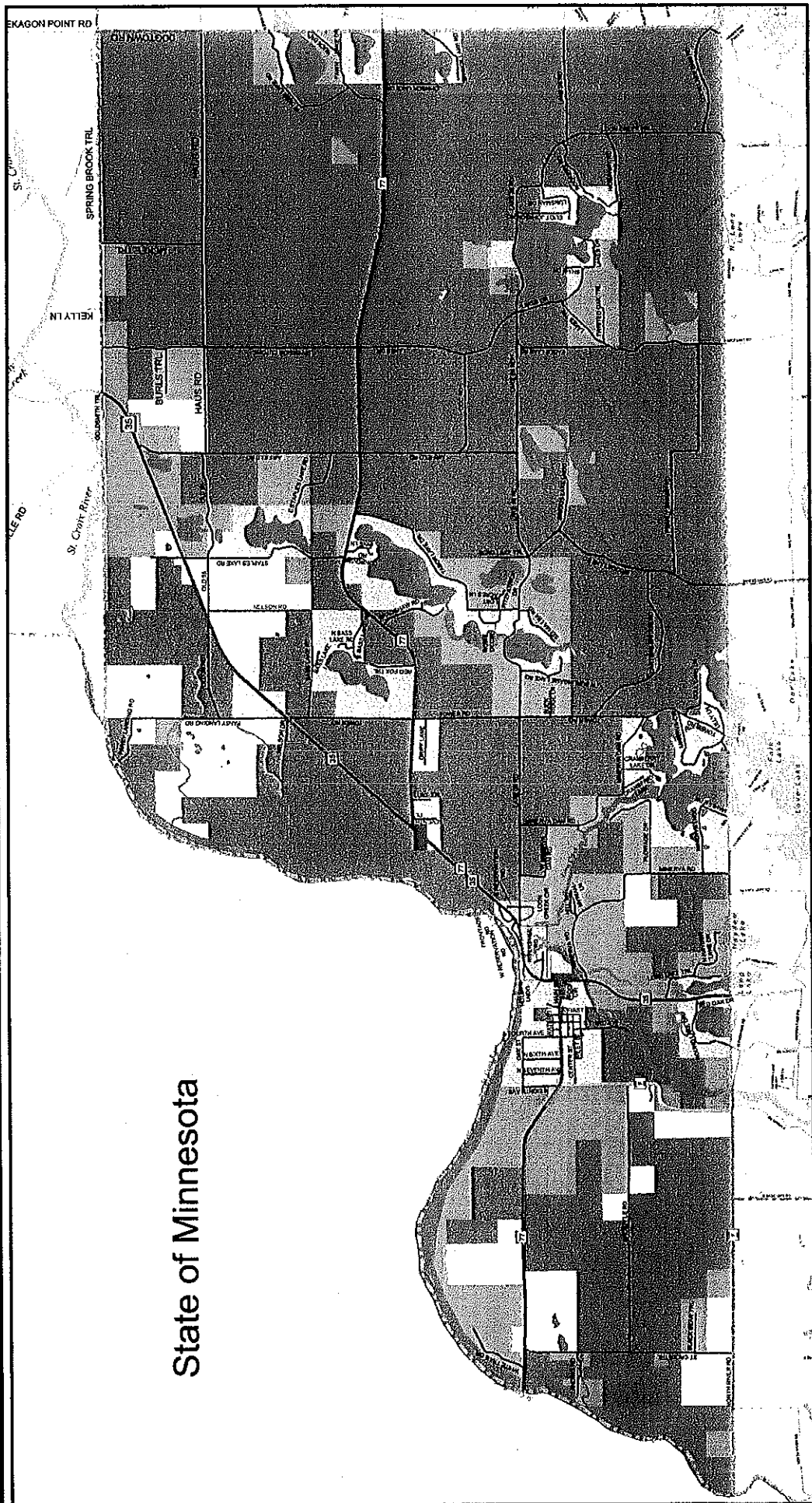
The Town of Swiss Comprehensive Plan is intended to be a dynamic and evolving document. Periodic revision and update of the plan will ensure that it is accurate and consistent with the wishes and desires the community. Plan recommendations in this document provide the basis for evaluation of development proposals and give the community a means for achieving their community vision. The specific action statements are meant to serve as the mechanisms for achieving the goals and objectives, which were defined throughout the planning process. Ultimately the success of the planning process will be measured by the future quality of life experienced by both residents and visitors. Overall, the comprehensive plan provides a guide and policy framework for development of the Town of Swiss that reflects the community vision of a desirable community.

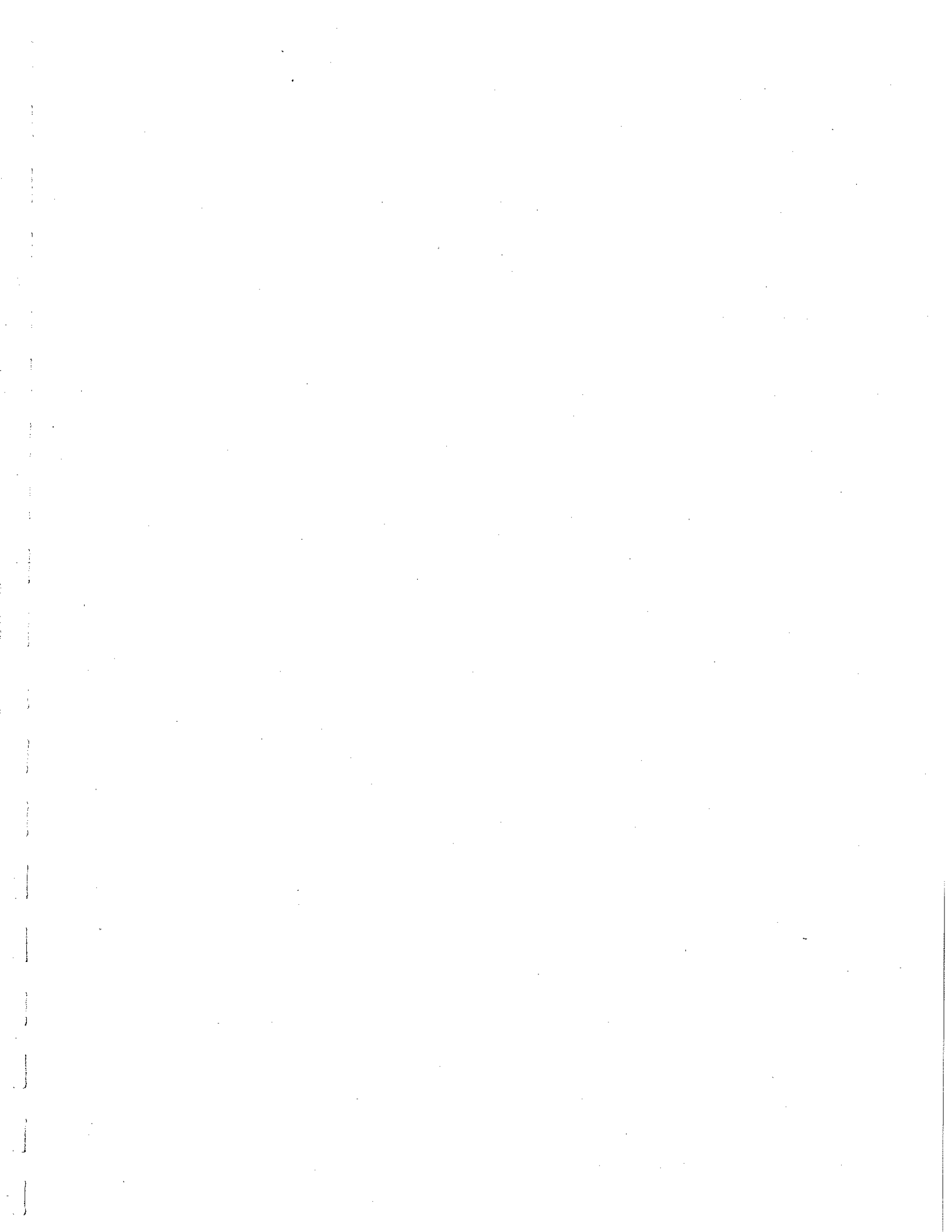


Map 9.1

Town of Swiss, Future Land Use

State of Minnesota







I am a permanent resident of the town.

Valid	Frequency	Percent
other	1	100.0
yes	0	0.0
no	0	0.0
Total	1	100.0

I am a seasonal resident.

Valid	Frequency	Percent
other	1	13.3
yes	6	76.7
no	0	0.0
Total	7	100.0

I am a non-resident landowner.

Valid	Frequency	Percent
other	5	15.0
yes	12	46.9
no	14	38.1
Total	31	100.0

If you own vacant property, do you plan on developing (building a seasonal or permanent residence) on your land?

Valid	Frequency	Percent
other	13	36.9
yes	58	57.8
no	17	18.2
Total	88	100.0

When do you plan on developing your vacant property?

Valid	Frequency	Percent
other	28	76.0
less than 1 year	5	13.3
1 to 5 years	1	2.7
6-10 years	1	2.7
more than 10 years	1	2.7
Total	36	100.0

I plan to subdivide my property within 10 years.

Valid	Frequency	Percent
other	1	12.5
yes	7	87.5
no	0	0.0
Total	8	100.0

I intend to sell my property within 10 years.

Valid	Frequency	Percent
other	1	14.3
yes	6	85.7
no	0	0.0
Total	7	100.0

I am retired.

Valid	Frequency	Percent
other	16	68.0
yes	20	82.0
no	1	4.0
Total	37	100.0

Should the Town of Swiss place restrictions on mobile home sites?

Valid	Frequency	Percent
other	2	2.2
agree	25	20.6
neutral	74	59.3
disagree	29	23.5
Total	90	100.0

Should the Town of Swiss place restrictions on retail and commercial locations?

	Frequency	Percent
Valid		
other	2	0.4
agree	271	88.4
neutral	76	20.7
disagree	30	9.0
Total	307	100.0

Should the Town of Swiss place restrictions on manufacturing plant locations?

	Frequency	Percent
Valid		
other	5	1.4
agree	294	88.9
neutral	74	21.7
disagree	25	7.3
Total	306	100.0

Should the Town of Swiss place restrictions on the size and number of campgrounds?

	Frequency	Percent
Valid		
other	1	0.3
agree	232	86.2
neutral	36	13.0
disagree	6	2.2
Total	306	100.0

Should the Town of Swiss place restrictions on commercial/industrial night lighting?

	Frequency	Percent
Valid		
other	1	0.3
agree	216	85.7
neutral	74	28.0
disagree	16	6.0
Total	307	100.0

Should the Town of Swiss place restrictions on the use of ATV's?

	Frequency	Percent
Valid		
other	5	1.4
agree	256	89.8
neutral	47	15.8
disagree	30	10.1
Total	307	100.0

Should the Town of Swiss place restrictions on the use of snowmobiles?

	Frequency	Percent
Valid		
other	5	1.4
agree	256	89.8
neutral	47	15.8
disagree	30	10.1
Total	307	100.0

Should the Town of Swiss place restrictions on the use of personal watercraft?

	Frequency	Percent
Valid		
other	1	0.3
agree	232	86.2
neutral	36	13.0
disagree	6	2.2
Total	306	100.0

Should the Town of Swiss place restrictions on public forest land usage?

	Frequency	Percent
Valid		
other	1	0.3
agree	216	85.7
neutral	74	28.0
disagree	16	6.0
Total	307	100.0

The Town of Swiss would benefit by having a land use plan to guide land use decisions.

Valid	Frequency	Percent
other	19	19.0
agree	236	23.6
neutral	221	22.1
disagree	21	2.1
Total	367	100.0

Should the town of Swiss place restrictions on commercial development in the town?

Valid	Frequency	Percent
other	19	19.0
agree	236	23.6
neutral	221	22.1
disagree	21	2.1
Total	367	100.0

Billboards and large commercial signage should have guidelines for their design and placement.

Valid	Frequency	Percent
other	19	19.0
agree	236	23.6
neutral	221	22.1
disagree	21	2.1
Total	367	100.0

The Town of Swiss should move away from Burnett County zoning to adopt and enforce their own zoning laws

Valid	Frequency	Percent
other	19	19.0
agree	236	23.6
neutral	221	22.1
disagree	21	2.1
Total	367	100.0

What kinds of housing development would you like to see encouraged by the town? (Single Family Homes?)

Valid	Frequency	Percent
other	15	1.4
agree	316	86.1
neutral	41	11.2
disagree	5	1.3
Total	377	100.0

What kinds of housing development would you like to see encouraged by the town? (Apartments?)

Valid	Frequency	Percent
other	3	2.2
agree	230	23.0
neutral	151	15.1
disagree	120	12.0
Total	404	100.0

What kinds of housing development would you like to see encouraged by the town? (Subdivisions?)

Valid	Frequency	Percent
other	6	18.2
agree	116	68.3
neutral	20	11.1
disagree	15	8.4
Total	337	100.0

What kinds of housing development would you like to see encouraged by the town? (Condominiums?)

Valid	Frequency	Percent
other	3	3.5
agree	233	23.3
neutral	173	17.3
disagree	114	11.4
Total	523	100.0

What kinds of housing development would you like to see encouraged by the town? (Mobile Home Parks?)

	Frequency	Percent
Valid		
other	1	0.1%
agree	10	10.0%
neutral	7	7.0%
disagree	2	2.0%
Total	20	100.0%

What kinds of housing development would you like to see encouraged by the town? (Senior Housing?)

	Frequency	Percent
Valid		
other	1	1.0%
agree	10	10.0%
neutral	7	7.0%
disagree	2	2.0%
Total	20	100.0%

What kinds of housing development would you like to see encouraged by the town? (Clustered/Planned Unit Developments?)

	Frequency	Percent
Valid		
other	1	1.0%
agree	10	10.0%
neutral	7	7.0%
disagree	2	2.0%
Total	20	100.0%

The Town of Swiss should adopt policies and standards for future subdivision development.

	Frequency	Percent
Valid		
other	1	1.0%
agree	10	10.0%
neutral	7	7.0%
disagree	2	2.0%
Total	20	100.0%

What kinds of housing development would you like to see encouraged by the town? (Two-family Units/Duplexes?)

	Frequency	Percent
Valid		
other	1	1.0%
agree	10	10.0%
neutral	7	7.0%
disagree	2	2.0%
Total	20	100.0%

New residential development should be guided away from sensitive natural areas.

	Frequency	Percent
Valid		
other	1	1.0%
agree	10	10.0%
neutral	7	7.0%
disagree	2	2.0%
Total	20	100.0%

What kinds of housing development would you like to see encouraged by the town? (Low-income Housing?)

	Frequency	Percent
Valid		
other	1	1.0%
agree	10	10.0%
neutral	7	7.0%
disagree	2	2.0%
Total	20	100.0%

The minimum parcel size in non-shoreland areas should be:

	Frequency	Percent
Valid		
0	7	1.6
less than 1 acre	101	22.6
1-5 acres	205	45.5
6-10 acres	58	12.7
11-20 acres	39	8.6
over 20 acres	12	2.7
Total	337	100.0

What kinds of businesses should the town encourage (Tourism Oriented?)

	Frequency	Percent
Valid		
other	8	1.8
agree	255	56.9
neutral	156	34.7
disagree	28	6.2
Total	347	100.0

What kinds of businesses should the town encourage (Service Businesses?)

	Frequency	Percent
Valid		
other	10	2.2
agree	280	62.0
neutral	156	34.7
disagree	28	6.2
Total	474	100.0

What kinds of businesses should the town encourage (Retail?)

	Frequency	Percent
Valid		
other	16	3.6
agree	258	57.3
neutral	80	17.8
disagree	36	7.9
Total	390	100.0

What kinds of businesses should the town encourage (Industrial?)

	Frequency	Percent
Valid		
other	11	2.4
agree	138	30.9
neutral	116	25.7
disagree	110	24.6
Total	375	100.0

What kinds of businesses should the town encourage (Other?)

	Frequency	Percent
Valid		
other	145	32.6
agree	89	19.8
neutral	117	26.1
disagree	15	3.3
Total	446	100.0

Commercial and industrial developments should be guided to sites and areas where these activities are already established.

	Frequency	Percent
Valid		
other	146	32.7
agree	168	37.0
neutral	83	18.2
disagree	20	4.4
Total	437	100.0

The town of Swiss should collaborate with adjoining municipalities for ambulance service, fire protection, and law enforcement.

	Frequency	Percent
Valid		
other	1	0.2
agree	89	19.8
neutral	1	0.2
disagree	88	19.8
Total	179	100.0

The Town of Swiss should develop its own fire, ambulance, and law enforcement (constable services) in the town.

Valid	Frequency	Percent
other	10	24.0
agree	28	68.0
neutral	15	36.0
disagree	8	19.0
Total	61	100.0

You are satisfied with the current state of municipal services in the Town of Swiss.

Valid	Frequency	Percent
other	10	27.0
agree	12	33.0
neutral	16	43.0
disagree	11	29.0
Total	39	100.0

Should additional traffic control measures be undertaken by the Town of Swiss?

Valid	Frequency	Percent
other	5	13.0
agree	18	45.0
neutral	16	40.0
disagree	10	25.0
Total	39	100.0

Use of designated camping areas should be restricted to limited term camping and recreational vehicle use.

Valid	Frequency	Percent
other	3	7.0
agree	11	26.0
neutral	14	33.0
disagree	25	61.0
Total	53	100.0

The Town of Swiss should adopt an ordinance to control the density (# of units) in campgrounds and campground areas.

Valid	Frequency	Percent
other	10	24.0
agree	28	68.0
neutral	15	36.0
disagree	8	19.0
Total	61	100.0

The Town of Swiss should work to secure and provide more points of public lake access.

Valid	Frequency	Percent
other	11	29.0
agree	17	44.0
neutral	10	26.0
disagree	8	21.0
Total	36	100.0

Burnett County and the Wisconsin Department of Natural Resources are adequately protecting the water resources of the Town of Swiss.

Valid	Frequency	Percent
other	8	20.0
agree	16	40.0
neutral	10	25.0
disagree	7	17.0
Total	41	100.0

Should additional commercial recreational development (i.e. resorts, marinas, golf courses, etc.) be encouraged in the town?

Valid	Frequency	Percent
other	5	12.0
yes	16	38.0
neutral	10	23.0
no	19	45.0
Total	40	100.0

Should additional public recreational development (i.e. parks, trails, boat landings, etc.) be encouraged in the town?

	Frequency	Percent
Valid		
other	116	33.0
yes	180	53.6
neutral	89	26.4
no	118	35.0
Total	367	100.0

Do you feel that present federal, state, county, and town regulations are adequately protecting the natural resources of the town?

	Frequency	Percent
Valid		
other	118	34.9
yes	180	53.6
neutral	89	26.4
no	118	35.0
Total	367	100.0

Do you believe that woodlands are being adequately protected?

	Frequency	Percent
Valid		
other	9	2.7
yes	162	46.9
neutral	113	30.8
no	104	28.5
Total	367	100.0

Do you believe that wetlands and floodplains are being adequately protected?

	Frequency	Percent
Valid		
other	11	3.0
yes	163	44.4
neutral	148	40.3
no	45	12.3
Total	367	100.0

Do you believe that lakes, rivers, and flowages are being adequately protected?

	Frequency	Percent
Valid		
other	11	3.0
yes	163	44.4
neutral	148	40.3
no	45	12.3
Total	367	100.0

Do you believe that groundwater resources are being adequately protected?

	Frequency	Percent
Valid		
other	9	2.7
yes	162	46.9
neutral	113	30.8
no	104	28.5
Total	367	100.0

Do you believe that wildlife habitat is being adequately protected?

	Frequency	Percent
Valid		
other	10	2.7
yes	162	44.4
neutral	113	30.8
no	104	28.5
Total	367	100.0

Do you believe that parks and recreation areas are being adequately protected?

	Frequency	Percent
Valid		
other	11	3.0
yes	163	44.4
neutral	148	40.3
no	45	12.3
Total	367	100.0



<u>Town of Swiss?</u>	<u>Town of Swiss?</u>	<u>are important enough to maintain for the future?</u>
lakes and woodlands	bear hunting with dogs!!! ATV trails continued growth	protect environmental resources
quiet - two hours from Twin Cities	tax of non-residents, casino, absence of A+ grade restaurant	wilderness
small, quiet, clean, not commercialized or populated	not a resident	not over populated, not commercialized, undis
the small town atmosphere	the unrestricted use of ATVs etc., wrecking the beautiful land, especially along the roads and highways	woods, wildlife, rural environment
I love the peace and quiet, abundance of nature	personal watercraft and noisy recreational vehicles	clean water, old forest, recreational (cross country) historical society
peaceful, clean lakes, beautiful woods	too many ATVs tearing up everything from roads to forests - constant noise and damage to properties	small town atmosphere - woods and lakes are t
Use of the public land to enjoy	the people that come here and then try to change things	small town
Beautiful lakes	when the utilities cut down all the trees	lakes
People - appear friendly - love the lakes, the rivers, Gandy Dancer Trail - wildlife	no adequate police coverage - the bars appear to have no rules, rowdiness, cars speeding up and down the main street, out of town residents throwing garbage on the trails	lakes, parks, recreational trails, the forests
wildlife and minimum government	taxes - taxes - taxes - school district	maintain current level of density
lakes, rivers, hunting and public lands and small town		public lands and lake access
Friends, churches fresh air	4-wheelers, high taxes, summer traffic dogs in my yard the restriction on leaving travel trailers and campers parked on our own private property year around	
lakes and wilderness areas, seclusion	the "garbage and mess" that surrounds the reservation on Lake 26 Road	the tourism, the wild (nature) country
the peacefulness of the woods around my sea	all the logging (clear-cutting)	woods and wildlife
natural beauty up especially the Wild River	ATV's and dirt bikes	natural beauty and wildlife
rural/woodland	n/a	Yellow River management - it can best be used for boating due to flooding of the dam master plan
Northwoods atmosphere	unfair in providing services and fair taxation to out of state owners probably due to State mandates unappreciative to out of state owners contribution to Swiss's economy	n/a
quiet, peaceful, good roads	high taxes	
	n/a	n/a

Town of Swiss?

Town of Swiss?

are important enough to maintain for the future?

the quiet small town life

the wilderness, uncrowded beauty

low crime open spaces

we are where the St. Croix and the Yellow Rivers meet

county land - lakes

I like the small town atmosphere where you find the people more friendly

its small and peaceful yet

laid back - slow pace of life

the town has all the basic services you need, ie. Bank, grocery stores, hardware, etc.

the peace and quiet of country living

beautiful area, good fishing, nice neighbors

low population

peaceful

non-commercialism, ie. McDonalds, etc. - needs a local café - not casino related

we don't we live in Union but its nice and peaceful up here - we own property - 40 acres in Swiss

less regulation than in other towns here

small town atmosphere

small town USA - up north feeling

privacy, layed back atmosphere

country living, fishing/boating opportunities

not overdeveloped

friendly people - natural beauty

more and more people every year and taxes going up every year

high taxes

rurles and regulations put on property owners buy Burnett County Zoning

we have no town cop

ATV problems - no control

shopping seems to be a big factor for a lot of families

its attraction to people who want to change it city type living

ATVs destroying driveways and roads, the noise and dust they create. The Indian village - looks like hell - no pride in their homes. The downtown area is a disaster, looks bad, old, dirty

too many jet skis on the small lakes that don't obey rules

increase in people

nothing

do not see any effort to involve non-residents with property (non-voters) in local government committees, etc. these folks are your future permanent residents

We live in Union and shop in Danbury - I don't like seeing "we don't accept out of state checks" in retail businesses - Minnesota is a spit away - get real

roads - worst in state

Friday nights in the summer - impossible traffic

changing to big city ways

high taxes with no low costs of food/gas/etc.

too many small personal watercraft on weekends - noise pollution

apparently little or no supervision of improved property which is home to shacks - vehicles and no care of yards - results in reduced values to nearby properties

growing too fast

low people density

leave things as they are with the up north, away don't need any small growth or influx of people have and leave well enough alone

rural setting, good quality of life and natural re

the sportman shop

county land - lakes

the clean air far enough from the Twin Cities a

slow growth - controlled growth

all the public land, it must be protected

the natural setting of woodland and water with the woods, the lakes, the resorts, the local busi

as is

woods

scenery

open land - lots of woods and protection of wil

freedom of use of lakes - woods - trails

small town atmosphere

character, quality of life, small town, neighbor no overpopulation, business friendly and appre continue with municipal services - timely effici

small town feel

<u>Town of Swiss?</u>	<u>Town of Swiss?</u>	<u>are important enough to maintain for the future?</u>
peace and quiet on weekends, watching wildlife, friendly people	target shooting, fireworks, personal watercraft- outrageous taxes on water front properties that will create a population of only millionaires on the lakes	peace and quiet on weekends, watching wildlife
woodlands - privacy	lake front taxes way out of line - casino not good for the town - roads not maintained well	
natural beauty	high prices of groceries and gas	
beautiful area	the restrictions on the development of my cabin	shorelines and woods
cheap beer	indians and casinos	
quiet - isolated - laid back	destroying of the forest area by loggers - not cleaning up after cutting - not planting	
the peace and quiet and the fact that it is home	January, ice, cold, blizzards while traveling - increasing taxes must end	quaintness, peace and quiet
the peace and quiet not a lot of people	roads (some)	
state and county land that anyone can use, the wilderness of the area and clean water	nothing	low density of housing and people
	can't ride a 4wheeler on any approved trail system like snowmobiles	clean safe water large tracts of public land for the common person
the serenity	hunters	
habitat forest wilderness land clean air and water	the cutting of forest land and not reseeded with pine trees	wilderness and open space - pine forest - clean
relaxed lake living - low-key - no stress - no traffic	high taxes - no break for Mn. Tax payers on licenses and fees	
quiet	what does my tax money really do	quiet/nature/woods
peace and quiet and wildlife - also friendly people	high prices	wildlife, trees, wetlands, lakes
quiet, natural/wildlife areas	ATBs, personal water craft - no apparent regulations - they are annoying/a nuisance	nature is #1 (we are their guests!)
fishing and friendly area	abuse of land by ATVs	preserve the environment
the privacy of residential areas	the business of summer and the traffic on the weekends in town	its simplicity and small town atmosphere
quiet, friendly	more public services to the community	wildlife - the forests
the people - plenty of state land	yards that look like junk yards and dumps - especially reservation land	our natural resources and lands
enjoy small town living access to hunting and fishing	burglars not enough law enforcement	recreation
slow pace	taxation without representation - politics/good old boys mentality	Main Street
peace and quiet	very poor road maintenance	clean water
the beauty of the natural resources - quiet neighborhood	I fear everyday that I will run over a snowmobiler or ATV'er as they seem to think they have unrestricted travel on roadways	the beauty of the area - the natural resources are for the community

<u>Town of Swiss?</u>	<u>Town of Swiss?</u>	<u>are important enough to maintain for the future?</u>
friendly people, ability to enjoy nature without a crowd	uncontrolled harvesting of woodlands, industrial development (perch raising) despite environmental concerns	the ability to interact with nature without dealing with dense population
quiet and peacefulness few people - resort feeling - quiet	high taxes nothing there - must drive to anything except casino	land use school system - jobs for year-around residents,
my well water being in a quiet environment	besides the noise, inadequate plumbing ATVs and snowmobiles running rough shod quite frequently	Gandy Dancer Trail its quiet atmosphere
recreational land and lakes it is still a nice place to get away from the Twin Cities. Relatively quiet, a place to enjoy nature's gifts	growing population it is becoming less quiet, less natural	lakes, rivers and public land its natural resources
quiet, wildlife, limited resorts and public access to lakes the beauty of the environment while partaking in outdoor activities	cell phone reception very poor the road I live on - Round Lake Dr. - worst road in county - pothole and patches and areas where it's breaking apart	rural - non commercial - private/single owners' resorts keeping lakes/rivers clean and the shorelines n
recreational activities privacy and clean air, clean woods	out of state people, four wheelers and snowmobiles destroying our land and roads and dirtying everything up	privacy, air, woods, water, must not have over
the privacy of country living	that people with no vested interest in the town are allowed to use it as their personal dump site and are allowed to ride their toys virtually anywhere destroying the area	the lakes, rivers, woodland areas
nature, the upnorth feel	please do not take this as prejudice, but the piles of junk surrounding a number of Native American houses in Danbury	small nature, forests, lakes, rivers, etc
people, local atmosphere, wildlife	ATVs tourist with big trucks, etc. driving like crazy (aggressive driving, traffic)	small town character, size of budget
quiet relatively quiet, low density habitation	I don't like heads being turned the other way when it comes to 4wheelers and snowmobiles destroying ditches and driveways instead of issuing tickets	low small town atmosphere, minimum developmen
trash housing snowmobiles, ATVs jetskis, casino, poor retail		
privacy, environment		environment
people are very friendly and everyone helps the other when in trouble	when all the tourists come to town	
I don't live in Siwnns	drug and abuse problems	less Native American business

<u>Town of Swiss?</u>	<u>Town of Swiss?</u>	<u>are important enough to maintain for the future?</u>
the quiet, the people, beauty of the land	high taxes	keep it small
it's a small town atmosphere and I would like to keep it that way for my kids to see just as I did	not enough thought into trail use for motorized vehicles, (dirt bikes, ATVs, snowmobiles)	the hunting, fishing and recreational trail use
open areas - neighbors not too close by beautiful up north get away	road needs some fixing hillbillie mentality by locals	Gandy Dancer Trail
camping, canoeing, fishing, hunting, water-based recreation, snowmobiling	lack of public access to area lakes - lack of medical services (clinics, ambulance hospital)	rural and wilderness type atmosphere
the beauty of the area	paying more taxes then the local residents	don't over develop
rural - natural woodlands - lake setting	surface water flooding of roads and control of run-off	rural open spaces, regular ATV and snowmobile designated trails - separate from walking and biking
no traffic	too cold	woods and privacy
the fact that it is largely undeveloped	condition of roads in some areas	the natural resources - limit development to keep today
nature, peace and quiet, lack of city life the people	nothing	the peace, nature, natural resources, ability to use vehicles to see the beauty (ATV and snowmobile)
beautiful lake area	no local law enforcement - no aggressive plan to resurface roads in extremely poor condition and over 20 years since done	a pro-active town board
hunting and fishing - hiking - its undeveloped and large tracts of wild forestland - dark nights - nature, quiet peacefulness - unpopulated and small mom & pop businesses	high taxes - its overpopulated, commercialism - lakeshore development to the extent that every lake is ringed by \$300,000 homes - ATV and motorbike noise pollution	no traffic lights - thank you. No WalMarts, bill keeping it roadless, forested and quiet should be
snowmobile trails this is why we built here	ATVs are destroying snowmobile trails in county forest	quiet wilderness natural resources
low people per square mile	high taxes with few services	open - green areas
rural setting limited population per square mile	too many small building sites being developed	green areas - building sites need to be 5+ acres developments
the beauty of the township	the ATVs ruining our driveways and roadsides	woodlands, wildlife habitat, lakes, wetlands, riparian
county land	multiple junk vehicles visible	
the natural environment	the casino	rural character
	the taxes have gone crazy - I pay more in taxes on my little 30,000 cabin than I do on my 280,000 home	fish and wildlife habitat, access to fish and wildlife recreation, clean water

Town of Swiss?

Town of Swiss?

are important enough to maintain for the future?

water, water, water

very haphazard character and development in towns, especially Danbury and Webster, less so in Siren - need to keep off-shore woodlands cleaner, too much dumping

lakes and rivers

outdoor recreation - lakes and rivers

clean air, clean water, undisturbed environment, nice people

casino

ATV users, primarily from Minnesota who abuse others property - extremely high personal property taxes

clean air and water/very little noise or light pol

population density

the people

quiet/peaceful and closeness to nature

quiet, not over populated (yet)

there's much to like - only the memories of what it was like years ago

access to lake, natural settings, wildlife

serenity

peaceful, no lights in the night sky

small size, friendly, easy-going

the country look

the natural beauty. Use of water and recreation facilities - rural atmosphere

up north atmosphere

nothing

country living - peaceful

it's a quiet place and people seem to mind their own business

the recreation - snowmobile and ATV trails

peace, quiet and beauty

natural beauty

it was a nice place until taxes went way too high and weekends are full of inconsiderate Minnesota people

excess tax needs

need a good place to eat out

ATV use - we have observed habitat destruction and frequent violation of laws

starting to get too many 4-wheelers, skidoo's snowmobiles

too many trees being cut along scenic roads

the streets and town roads are in deplorable condition the obnoxious behavior of the tourist

the piston brains who cannot go anywhere without an ATV snowmobile, jet ski or other noisy, polluting machine

summer traffic

can't think of any - but I worry it will get too much government controlled - bear population is growing too large cull the herd

not much to do

Town is prejudice and thinks the casino owes them and the fire department tries to run things

the fire department is always trying to run things. The town is very prejudiced they think the casino owes them all the time.

no law enforcement - no water and sewer - town property not maintained

having to travel about an hour to a retail store like WalMart

shopping - prices

too many snowmobiles

the characteristics to me have already been lost

control of density of buildings

forest, lakes, country roads

quiet, peacefulness population

wilderness

none - what we did have, has been destroyed by management

unspoiled natural settings, low population den

small town

school system - police and fire protections

keep the up north atmosphere, but invite busin the area

ambulance service

the wildlife, waterlands, etc.

<u>Town of Swiss?</u>	<u>Town of Swiss?</u>	<u>are important enough to maintain for the future?</u>
at the moment, after more than 25 years, it is a real stretch to say I like living here at all	have to pay for our own street lighting (security) Have to clean up every spring from the people who don't know how to plow roads and leave large dirt ridges in the yard - Swiss spends too much money in one area and leave the rest alone. When a person goes to board meetings, you are ignored or laughed at for your opinions	general friendliness of the people, usually quiet (that needs better lighting)
public land, river access and lake access	not enough marked trails and miles of trails for ATVs and snowmobile use	rivers and lakes, county forest, public land
I like the low density of housing with plenty of non-developed woodlands surrounding peace and beauty of forests and lakes - not overcrowded or overrun by many public areas	hearing gunshots our of season jet skis on small lakes - otherwise, it is an absolutely wonderful place to live	undeveloped woodlands, low density of housing ambulance service, protections of forests and lakes to minimize overpopulating this pristine area
nature and quiet	off road vehicles everywhere. Increase in urban-style (McMansion) development, as opposed to more rustic cabins	the natural landscape, lakes and river quality
its very quiet and has plenty of pristine, untrammled wilderness left	yahoos who go waterskiing and jetskiing on very small lakes (ie Bass Lake), lack of power grid access on my side of the lake	quality of water, slow-paced way of life, quiet, etc.
pretty and quiet	surveys	snowmobile trails wilderness and wildlife - don't make this area a Cities
fishing	nothing	good roads
small town - the people willing to help anyone in need	people who let dogs run loose and let dogs bark all night and when asked to take care of the problem have an attitude about it	ideal location for retired people
the environment	tourists	clean beautiful environment
the size of the municiple government gives and owns a proportional larger say in decisions	taxes	what does this mean - poor structure
lack of human activity the diversity of activities available on snowmobiling, four-wheeling, bicycling, skiing, cross-country, boating, hiking, hunting	unrestricted ATV , snowmobile and pwc use the noise from the bars in the summer. The lack of child care centers. The poor street lighting. The neglected look of some buildings in town. No playground area for children	to kekep its rural/woods/ forest feel lack of most kinds of development small town look-atmosphere
everybody knows each other and looks after their neighbors	everybody knows each other and looks after their neighbors	It wouldn't be the same here without the lakes, Unchecked growth could devestate local.

Issue 1

Issue 2

Issue 3

protect environment - lakes - woodlands
 from overdevelopment and over use
 growth
 preserve wilderness, attracting high quality
 food service and commercial development
 Don't allow over population
 road improvements on existing roads
 (Minerva Dam Road)
 keeping taxes down
 taxes
 casino
 too many people
 fish hatchery - according to papers, a much
 concern for the lakes and rivers
 taxes
 city water and sewer for the town
 sewer and water
 logging
 over development
 n/a
 backroads are becoming populated with
 small houses or cabins (those not on lakes
 or rivers) these tend to get junky with boats,
 shacks, trailers, old cars, snowmobiles - all
 sitting around 1 acre spacing would be a
 disaster
 n/a
 tribal fish raising business
 theft in cabins, homes, boats
 n/a
 n/a
 clean up Main St. frontage that is poor,
 dilapidated
 n/a
 water
 the side roads are terrible
 growth
 drug/alcohol abuse
 high real estate tax
 need for growth in the town itself
 keeping services we have - don't let local
 tribe dump into St. Croix River

runaway taxation
 keep owned land private and undisturbed,
 town building codes (keep theme of log
 design, etc.)
 taxes (property)
 restricting use of ATVs, personal water craft
 noise
 very high property taxes
 commercial growth
 housing - especially for elderly
 roads
 what the St. Croix Tribe will buy or develop in
 our area - driving other small business out
 business development
 road maintainance
 too high of taxes
 n/a
 n/a
 cost of sewer/water
 trashy yards
 n/a
 n/a
 further expansion of well placed retail or
 service industry
 n/a
 sewer
 the needs for immediate access to police and
 emergency
 water quality
 erosion of both shoreline and woods as a result
 of speeding boats and spinning ATV wheels
 overcrowding snowmobile trails and ATV
 trails
 a place for the youth to play
 Maintain roads

DNR interference
 safety
 preserving water (lakes) and shores
 pollution
 police - need police to patrol for the Town (of everyone)
 monitoring the fish farm for impact on natural
 littering
 n/a
 n/a
 fire department buying more equipment all
 stray dogs
 n/a
 n/a
 encourage other industry there such as mfg.
 n/a
 gas
 roads
 too much new construction
 dumping on our roadways - THANK YOU
 restaurant - something to draw people here
 ATV trails might keep tourists off highway

Issue 1

Issue 2

Issue 3

pollution from emerging industry
 law enforcement - more needed on public lands
 crime
 fish hatchery
 restoring some of the road surfaces
 high taxes
 over crowding
 tourism
 loss of a monopoly on grocery stores and gas stations
 ground water usage
 septic
 taxes
 noise pollution
 taxes
 high taxes
 commercial development (retail stores)
 Indians, Indians, Indians
 water
 water
 road
 city sewer to keep Danbury a viable entity
 taxes
 logging of public land
 tax base
 how much right do the Indians really have?
 hunting, etc?
 rebuilding - areas rundown
 continued growth and development vs. protection of wildlife
 growth
 taxes too high
 expansion
 crime
 fish hatchery
 land use planning
 taxes - way too high
 taxes
 management and enforcement of ATV/snowmobile movement - trail access and speed/safety laws from too much speeding and careless driving
 taxes too high
 clean up the Indian reservation
 the fish hatchery

congestion from emergency business development
 business survival
 taxes
 city sewer in Danbury
 problems with the fish farm pollution
 unkept properties
 sanitation system
 speed up snow plowing
 city water
 water quality
 lack of growth beyond casino
 zoning rules
 sewage
 sewer development
 water and sewer
 use of ATVs legally
 excessive government
 preserving public land
 natural resources
 replanting of trees where clearcutting has been done
 clean up old/abandoned/eye-sore residences
 traffic
 areas of commercial sites
 drugs
 traffic
 comprehensive planning
 poor road maintenance
 continuing tax increases forcing out fixed income land owners. We're at risk of becoming an elite haven for the wealthy.
 lack of services
 more grocery stores for better competition
 casino

lack of central of waterways
 town roads (lack of money)
 ATV's
 mobile homes in the woods
 patrolling lakes for size/speed of boats and water purity (wells)
 road repair
 town road repair
 protection of environments
 protection of private property
 industry to support those who would like to municiple services
 regulating size of motors on small lakes
 dependable electric supply
 fire
 crowding of our lakes
 property taxes
 water supply
 job oportunities
 ATV abuse
 housing
 taxes
 crime
 Solid waste management/recyclign becomin without other alternatives For example, exp Oakland site rather than cut it back
 there is no road maintenance
 taxes

Issue 1

high taxes

lowering taxes

The Hole in the Wall Casino - the congestion it brings

protection of natural resources - basis of the main attraction of the area

growth without a plan

tax basis

increased number of all-terrain vehicles

communication to all property owners

racial

tax levels becoming too high to allow the elderly to remain in their own homes

protect water resources

expansion

roads

water

no fire department

roads

future growth

unplanned growth

too fast growth and all that goes with growth

contracting for local police service with an adjacent community

need to ensure that valuation and assessment practices are fairly and lawfully administered

local lake ordinances should be reinstated

overdevelopment

fish farm

ATVs should be banned

uncontrolled growth

taxes

controlling ATVs personal watercraft and snowmobiles

taxes

traffic

Issue 2

controlled growth while maintaining quality of life

finding industrial businesses to help fund local programs

another golf course

controlling off road vehicles (snowmobiles, STVs etc.)

commercialism

rundown buildings

recreational waterfront use

water quality

cutting off too much natural forest species and replanting with red pine for paper pulp industry - it is destroying too much natural hunting habitat

protect forest areas

water quality

sewer

sewer

no police

cabin restrictions

land use

rapidly increasing land values

the taxes for non residents are higher than permanent residents which is horribly unfair. Why don't we receive the benefit of the casinos like the locals do. Please explain in future surveys.

local road resurfacing

over populated

roads

roads and bridges

unplanned growth

improving roads

tourism

overcrowded lakes

Issue 3

protect the environment

giving seasonal owners more of a voice - sc

I would like to see a healthy reduced rate fo taxpaying landowners on fishing and huntin of what we're paying now

tresspassing

quality of life

dumping of trash on public lands

lowering taxes

sewer

Town board needs to become more domina Burnett County Government on issues that c Town of Swiss.

control development using cluster developn

over-population

water

growth

clean up junk around cabins and houses

local law enforcement

maintaing a balanced land use (protecting n lakes and rivers

snowmobile trails - #1 asset to tourism indu

maintaining reasonable limits to building sit ambulance crew should be able to administ give them a ride. We get no services for our that could be done is our road plowed. Ther road.

new restrictions

water pollution

Issue 1

Issue 2

Issue 3

make sure the Indians pay their fair share of
most of services - citizens safety in
construction of building

oning
good thing to look forward to
taxes (property)

lear cutting! I would rather you increase
my taxes than leave the woods around my
house barren.

tax increases annually - try to reduce or get
a better handle or control of this.
demand for more residential growth

recreational use of trails
n/a at the present - do not have the adequate
knowledge for suggestions

lack of sewer and water
sewer and water
water quality of lakes and streams and the
groundwater

growing population

roads
growth
large developments on or near lakes

over crowding
protecting against over-development of the
region by reas estate companies

power
no school

oning in the township
maintaining and developing ATV and
snowmobile trails for recreation

environmental safety
protection of natural ecosystems

subdivision of lots (housing
overdevelopment and pressure)
gambling - propogates crime, increased
traffic and drunk driving

taxes
future growth

time
giving control to larger government

roads need improvement

housing and business expansion
enforcing property owners to keep and
maintain property neat

public lands remaining and maintaining the
remote areas as public
Town services to be provided

lack of businesses
law enforcement
a municipal water and sewage system

maintaining environment condusive to native
species and plants
alter to keep its natural beauty

taxes
septic and well water system
overuse of lake resources
obtaining sufficient revenue to maintain
essential services without excessive taxation

water
too much drug use
police protection
controlling new development

fuel upgrades to natural gas from propane,
creating economic opportunities for the
younger population

overuse or poor use of natural resources,
loss of forest - excessive timber collection is
making Town of Swiss unattractive and
unappealing

population (growth)
taxes costs and taxes associated with
development,

but #1 is sewer and water

law enforcement (need better) (junk, etc.)

road maintenance/upkeep

poor looking buildings on Main Street - light
streets
weed control in lakes

economical growth compatible with maintai

protection
spacing
taxes are getting out of hand - land value un
keeping casino gambling/casino developme

cost of food
city water and sewer - lower taxes
retail development
economic development for residents

safety of water, especially with the fish hatch
controlling chaotic growth

water quality (too many outhouses)

lack of police - makes a lot of the above fea

services, ie., police and fire
infrastructure and local government

Comments

would like to see paved bike trails - could be for hiking also - no ATV use

its beautiful, clean and not junky. My land is private, quiet and untouched. These are reasons I chose this area, because I couldn't find that elsewhere. This area is "different" for all those positive reasons. Let's work to keep it that way.

thanks for developing such a comprehensive survey. I've been a seasonal landowner for more than 45 years and I and my family love the area!!

please keep this area as open as it is

why can't the school districts merge?

I guess I want it both ways, I live here because of small town but still would like the area to grow as long as we don't grow too fast or too big.

n/a

I would like a place to dump small construction materials such as wall board, small pieces of wood and worn out yard tools and machines

n/a

n/a

n/a

no one seems to care about the roads

the Town board should not push to industrialize Swiss Town - keep woods and waters undeveloped - that is what Burnett County is all about

it is time for the Town of Swiss to embrace the people in the community, Native Americans, Afro Americans and whites - we all need to live and work together - period

our town board seems to have good understanding of what's needed and does a good over-all job

for Danbury: needs a constable who can stop the continued crossing of two yellow lines to park on the other side of the street - then to back out and cross both yellow lines to continue in the direction they were going in the first place - maybe a sign coming into the business section from both ends would be a beginning - have had many near misses by the post office - bank and hardware store - you can see this being done 100 times a day - this is dangerous stuff!

n/a

n/a

I do not feel that I should have to pay (permit) to park a camper trailer on my own land

I think the out of state landowners are discriminated against. We taxpayers deserve the same fees, etc., that in-state owners receive.

road maintenance, ie., grading and snow removal is terrible. I have to remove rocks from the road so I won't ruin my tires. In the winter, snow removal is terrible. Pulged up driveway 5' deep frozen

Lake 26 has an ordinance of speed limit and hours of use - never enforced! State laws on personal watercrafts not enforced.

don't let it grow to city standards

we are so thankful for the fire department and ambulance service we have - also the meals available for seniors

there should be a way to screen incoming residents to keep the pigs out

I want rules and regulations on the land and lakes, but want them fair for all - not like it is most of the time. Money talks.

the Village needs help, old buildings, looking bad, the new "Pawn Shop" is a joke. Local people need better incomes, land is way too expensive. More business competition would be good, but the "pic" is too small

property taxes - here is where you will lose future retirees - improve town roads

please fix the roads in eastern Swiss

please no WalMart, Kmarts, Trargets, Menards, Home Depot. Please no big superstore. Let's keep it small and beautiful.

we sure love our partial up north, just wish taxes and costs of business would be lower.

overall we like the area very much, for the most part, lake shore properties are kept up - but offshore properties are not

the bands (Indians) from other tribes should not be allowed to come and hunt Town of Swiss areas, unless abiding by state game and fish laws

20+ years ago we chose nw Wisconsin for our lake place because it was relatively close and easier to drive to (less traffic) than going north or northwest in Minnesota. Now, on Friday and Sunday, traffic is bumper to bumper every week. Very few cabins anymore - all expensive homes - sad to see that.

we are from Minnesota - where nothing is allowed. Let's not make the Town of Swiss like that.

Comments

Our property taxes are absurd and so is "smart growth" police and fire services needed. We plan to retire in our lake home. Today the taxes are too high. Swiss Township needs additional sources of revenue..ie, businesses

though I have only been a "Swiss" resident for two years - I am unaware of a town.

Love Danbury

would like to see the Township hire a local constable to patrol the are for house and cabin burglaries. This is becoming a serious problem - even if he would work only 16 hours a week, it would keep criminals guessing.

please put a stop to the 24 hour sodium lights on lakeshore properties. It ruins the lakeshore view and serenity for other neighbors.

Some of my answers were neutral because of not enough information to form an answer.

non-resident property owners pay to educate the local children yet we have no vote and therefore no voice

in for growth and more area jobs, however, be careful what you wish for. With growth comes more problems and crime. Seems to me, most people live here because they don't want to move to a city or they moved here from a city to get away from congestion and crime.

Swiss Township should have it own ambulance service of trained people that can dispense drugs, such as nitro glycerin - also, what is needed necessities to keep a person alive while being transported to Superior or Duluth

EMT's should be trained to administer possible life saving medicine - ie., nitro, Ivs etc.

An area should be designated for ATV use, other than on private property where they can tear up all the ground that they want - get them off the highways

please try to honestly represent the views of respondents and not promote some "public" hidden agenda. We can live without WalMart and other big box retailers, new traffic lights , more buildings, etc.

After 52 years here, we are pleased it hasn't changed much and hope that in spite of the economic demands, that it continues to remain that small town get-a-way

Thanks and good luck "smart growth" is critical and requires a long-term vision with planning, such as you're doing

meet with local lake organizations to hear concerns

Happy to see the effort underway for comprehensive planning

My most personal concern is the use of my private property by local residents without permission "Posted land" is just that. I have had to chase people off my property on many occasions. Also have had my "posted land" signs taken down. You need to have local law enforcement question cars that are parked along side land that is posted. Ask some questions. I am an absentee owner and I feel very vexed with little help on this issue which I have contacted local authorities about previously.

Real estate taxes are out of sight, far exceed those on residences in the city.

Many residents and non-residents are unaware of county regulations on the use of boating, for example - no-wake time, space between others and docks (waterfront). We need more respect for others. We may need a horsepower limit on smaller lakes. We need structure and order to follow. Taxpayers expect the county to maintain law everywhere and not favor anyone or group.

ATVs wrecking snowmobile lands

I am a developer/builder in Polk Co. Ten years ago, our county was very rural. We are now past being rural. Changed in 10 year - cluster development hasn't occurred yet and it is almost too late. Our rural landscape has disappeared. Houses scattered everywhere.

please look at cluster development now, not later.

would like to see an enforcement of landowners who continually keep junk, etc. in their yards - old cars should not be allowed to accumulate especially when they are not licensed and don't run. Is there not a law?

I think the trail system should be reevaluated for ATV use to get to bars and restaurants by trail. Its too (geared towards) snowmobiles.

We need a fire department and we need to make housing (cabins) not so hard to put up!

Erosion is a primary concern regarding dirt bikes and ATVs on public land

Inherited 5 acres near Lake 26. It has just been surveyed. Saw the area in 2000. I have a summer dcottage in Fontana, WI and they face many of the questions you raised. I think "weekend" boating by non-residents should be restricted by entry fees. They are the least responsive to local laws, fisherman, or swimmers.

Many of the seasonal residents enjoy the use of the county forest and trail system with ATVs, dirtbikes and snowmobiles. Let the county manage it.

We need to protect water and land resources now before more development pressure occurs

I think its important to keep a small town ambience - also good law enforcement and emergency vehicles for residents

The Town of Swiss board must protect the quality of life for non-resident local landowners with the same efforts given to local residents

Comments

there are many things that need cleaning up in our town. If you didn't live here, would you want to move here? I think not. Also there should be some restriction on moving camping trailers in for residential use. Check out 4th Avenue North. Also we do need a cemetery association

the lakes are surrounded by cabins with septic systems. Sand is a poor absorber of nutrients (ie. Nitrogen, Phosphorus, Potassium) they reach groundwater and enter the lake ecosystem resulting in excess weed growth. How to control NPK entry into lakes? Biological control of weeds by the grass carp (White Amour) they make a good sport fish and edible

On question 42: I put agree because I know that they are strong in that field. I want to add our property is by Little Round Lake and between the power company and the township there are very few trees left along the road. The runoff from the road and the eventual erosion is sure to harm the lake.

minimum standards for new construction

I live out of town but I enjoy my visits. A great area to find peace and tranquility

need to enforce jet ski laws should restrict boat speeds and water skiing on small lakes - possibly a horsepower restriction

need to have more business (not recreational) some industrial and service business would help the tax base. More protection for the elderly o-o better streetlighting (the lights go on and off, and are not bright enough along the street) - side streets have little or no lighting

I don't like some of the zoning laws the 10 year plan the county has put on the township without input from the township board of the voters

the Town of Swiss does an outstanding job of operating. Let's keep our beautiful area safe and not overrun by heavy industry.

It is unclear to me what exactly is in the Town of Swiss. Does it include Danbury for example? Many of the questions presume there is some sort of town center, or highway strip. I hope that the plan would involve adding some of the elements mentioned here (retail, new residential, commercial or industrial) to already existing built-up areas like Danbury. A hodge-podge of development, with many unconnected uses requiring a lot of driving for all needs, would not make sense

My family has owned property in Town of Swiss for 60+ years. In the last decade more changes have taken place than in the previous 50 years. I fear this area is metamorphosing into an outer ring suburb of Minneapolis and St. Paul. This will be a staggering loss if it is allowed to continue. The long-term success for Town of Swiss will be its ability to retain the wilderness for future generations. People will always want to feel they are able to visit mother nature.

all landowners should be treated the same and have to follow the rules especially those who are in position of power - ie., town chair although I'm a seasonal resident who pays taxes and spends a lot of money in Wisconsin, I pay way too much for out-of-state licenses, etc.

abandon old laws restricting no wake at odd times

there has been talk about the county buying development rights from farmers in the Grantsburg area. This is about the only way I can foresee continuing farming as opposed to selling off chunks of land. People aren't going to want to come out to the country if it isn't the country anymore.

we do need some (light) manufacturing or enterprising businesses for full time employment opportunities other than more casinos

unfair real estate taxes - long time owners being forced out.

we pay a huge amount of taxes, yet because we are part-time residents, we have no say in how they are spent, nor do we feel that the permanent residents appreciate all the money that others like us bring into this area

as a non-resident land owner, I would like to be informed of public meetings or other ways that I could be kept abreast of the planning process as it proceeds

with the explosion in motorized recreation, there is no peace and quiet anymore We need much tighter control of ATVs on land, and a 5 pm - 10 am "no wake" ordinance on lakes - the same as Webb Lake.

Zoning is too strict on lakeshore property. Taxes are a serious issue for me - I think lakeshore property is taxed too high. I pay about \$8,000 yearly in taxes and have to buy out-of-state license to hunt, etc!! This is not right.

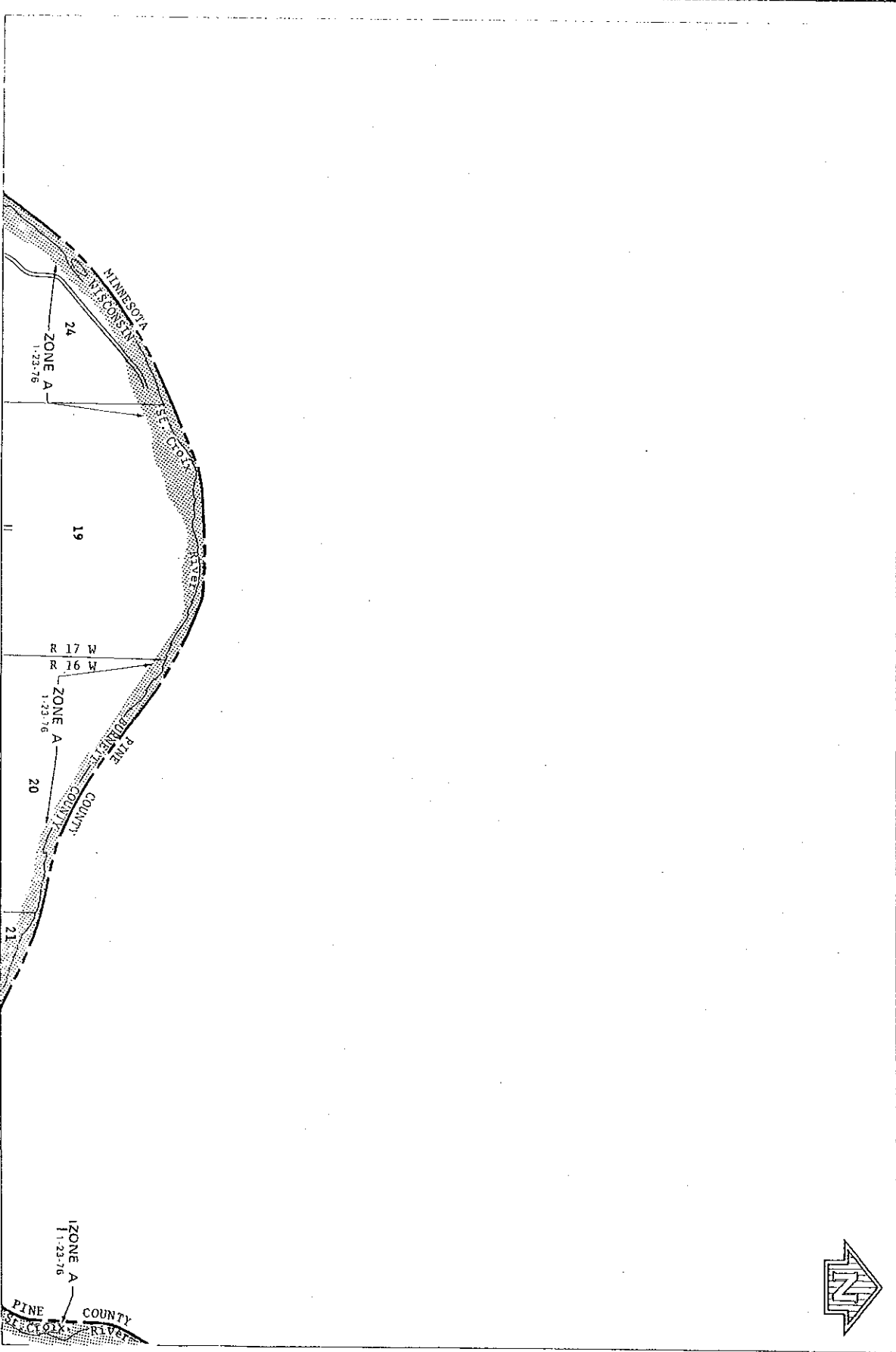
we need to encourage business industry - properly zoned. Snowmobiles and ATVs to be encouraged for tourist dollars, but must stay on trails (fines).

I think the use of motorized recreational vehicles should be banned in towns and villages and also kept off of trails.

our experience over the last 20 years is that as non-resident land and building owners, our opinions will not be listened to, nor our input taken into effect. That is why we plan on leaving the area in the near future.

there should always be a balance between development and nature.

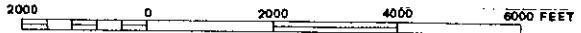
Swiss Township is one of the most beautiful places in Wisconsin. I want to retire there. Let's try to keep it quiet and peaceful.



JOINS 08

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration

APPROXIMATE SCALE

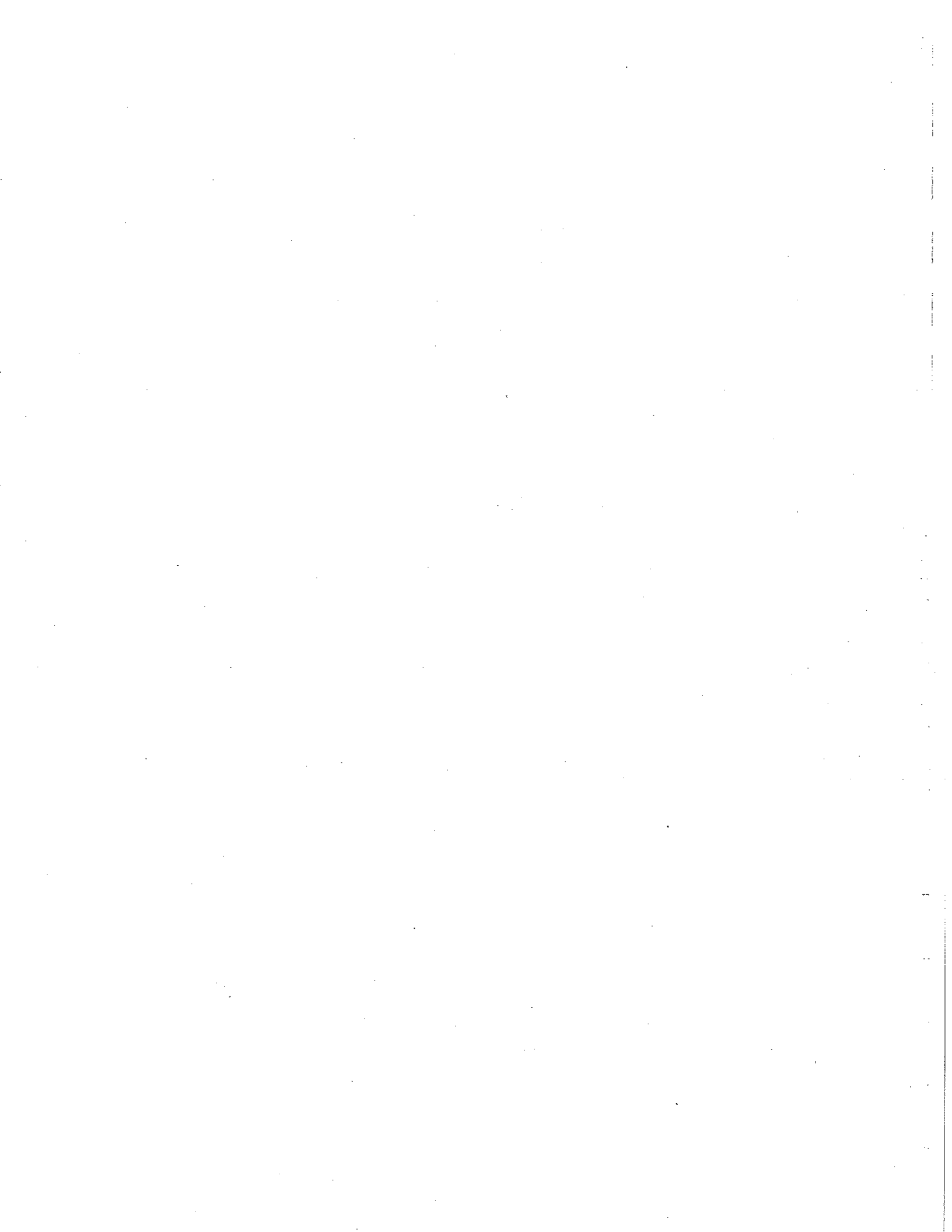


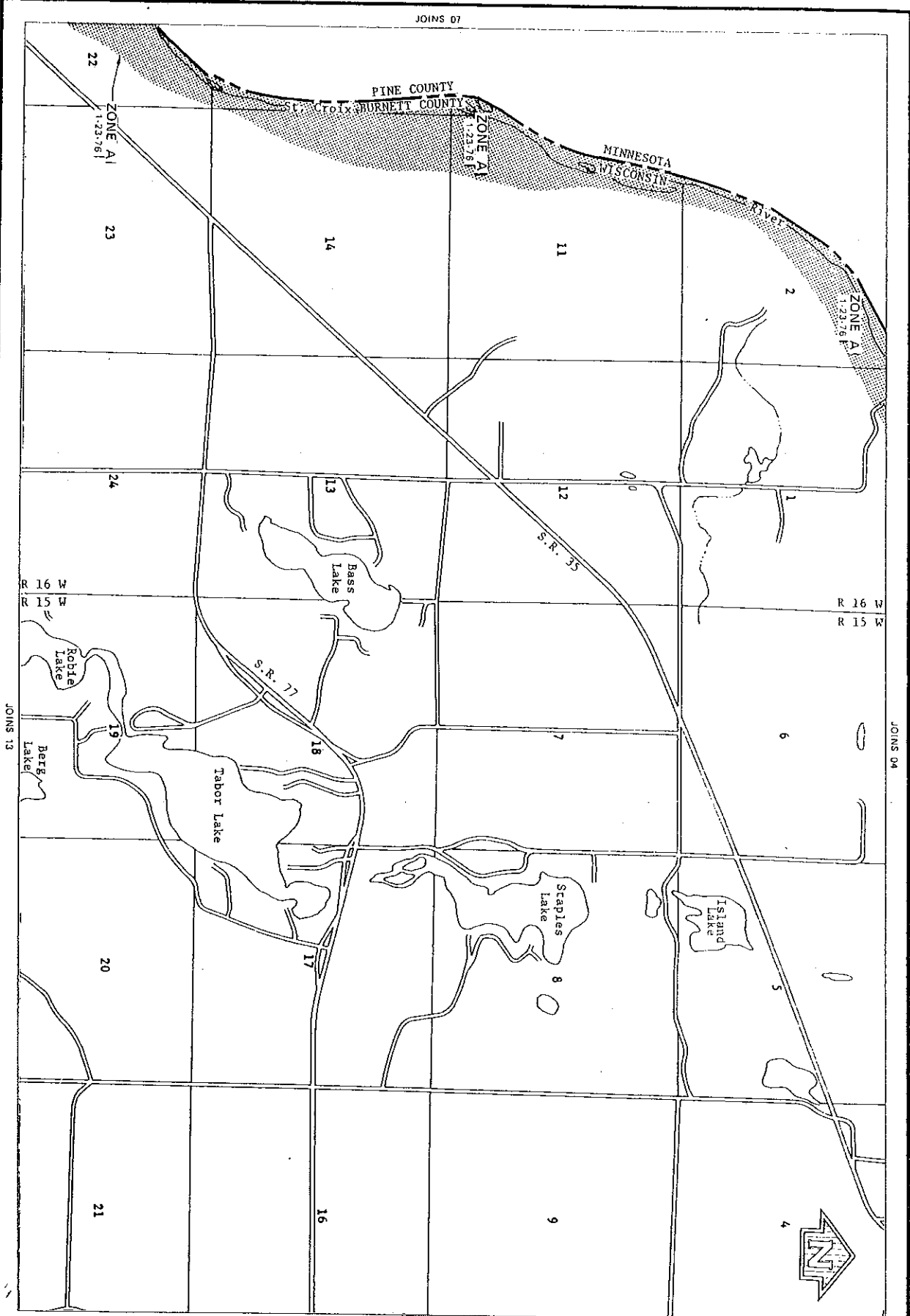
BURNETT CO., WI
(UNINC. AREAS)

FLOOD HAZARD BOUNDARY MAP

Map Revised
JAN 23, 1976

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JOINS 13

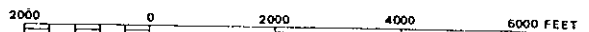
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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration

BURNETT CO., WI
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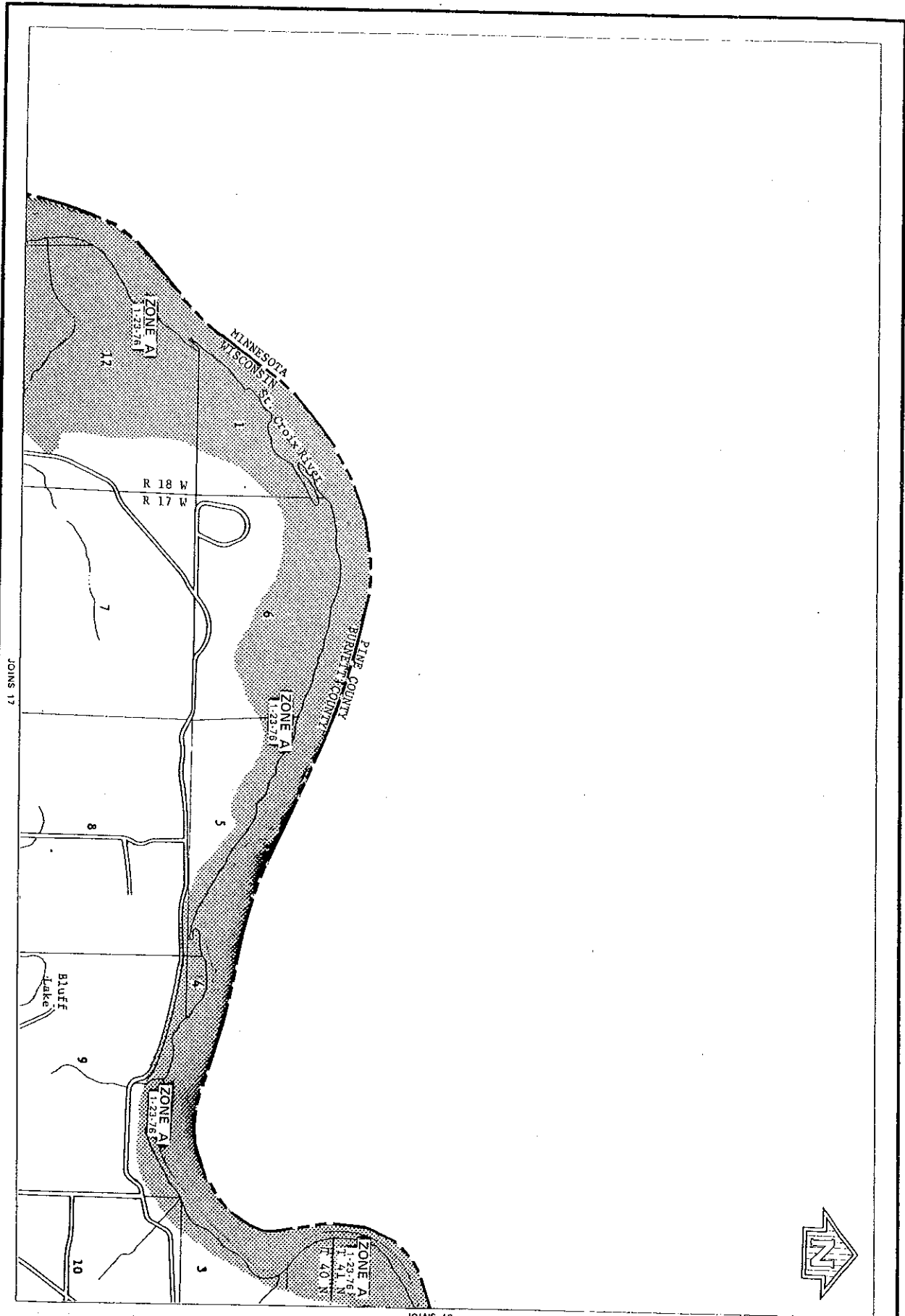
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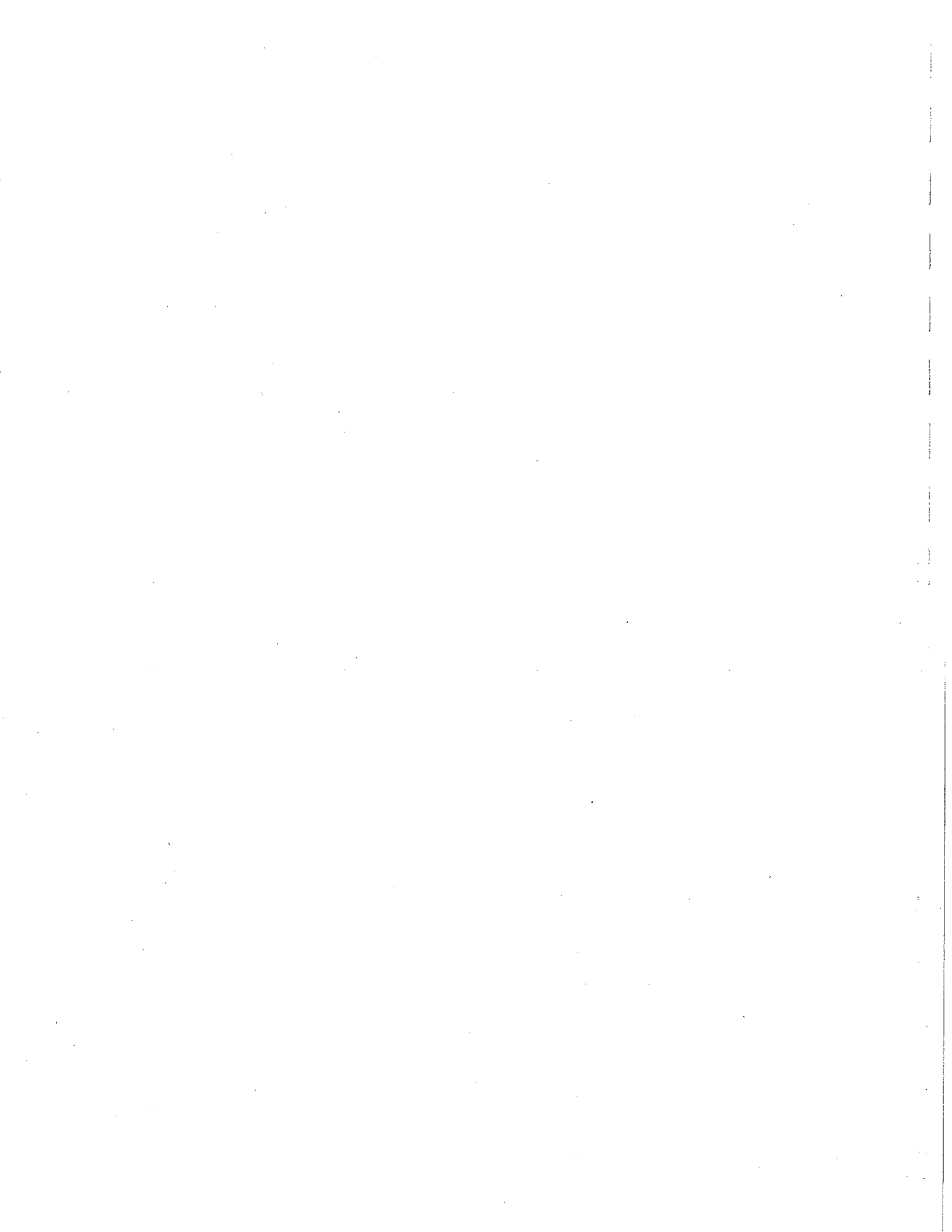
FLOOD HAZARD BOUNDARY MAP

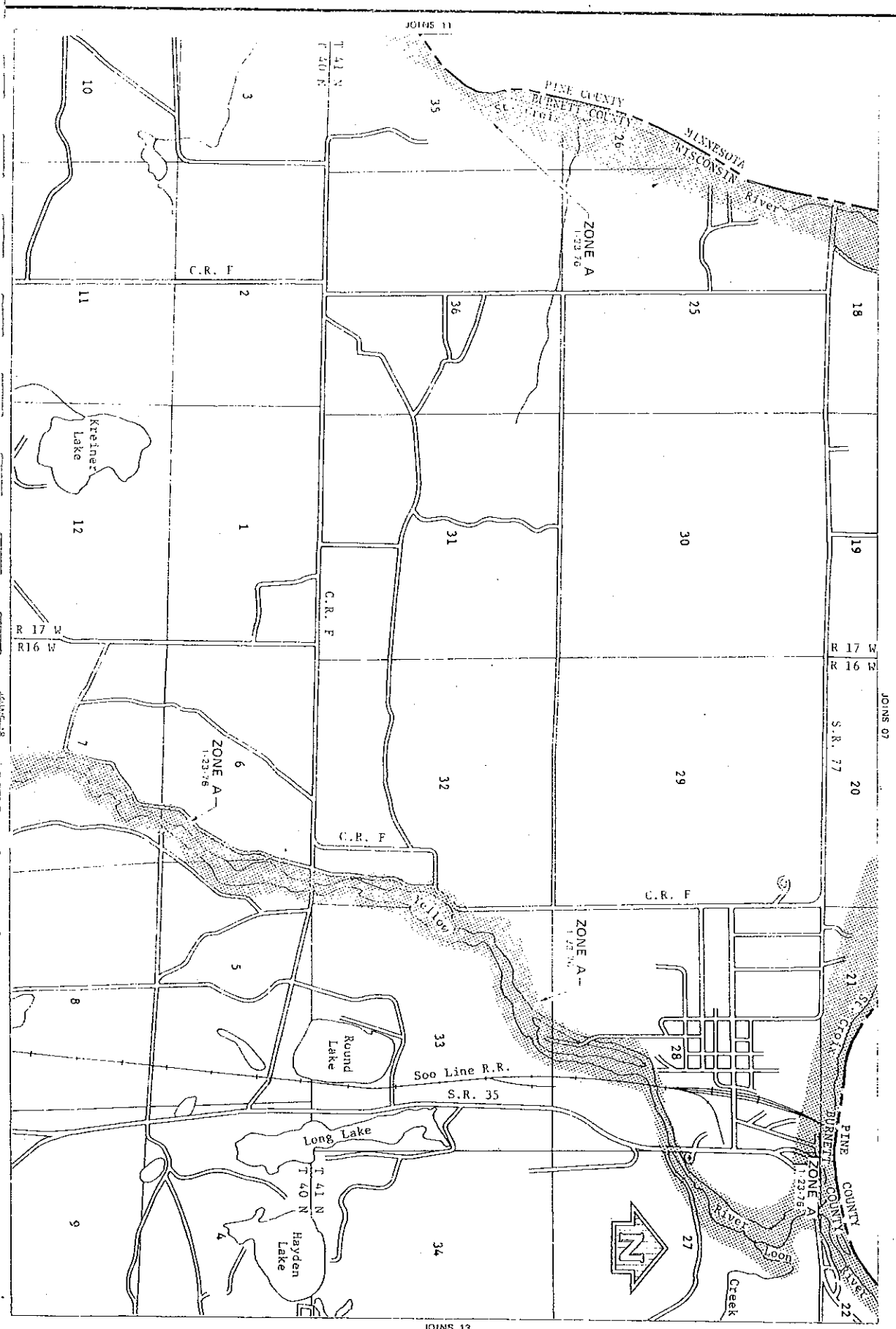
Map Revised
JAN 23, 1976



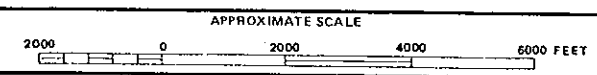


11	DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Federal Insurance Administration BURNETT CO., WI (UNINC. AREAS)	APPROXIMATE SCALE 	Map Revised JAN 23, 1976
	FLOOD HAZARD BOUNDARY MAP		





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 Federal Insurance Administration
 BURNETT CO., WI
 (UNINC. AREAS)



FLOOD HAZARD BOUNDARY MAP

Map Revised
 JAN 23, 1976

