

# Town of Lincoln

*Polk County, WI*

## 2030 Comprehensive Plan

*Adopted June 2009*



**Prepared by:**

*Town of Lincoln*

*Plan Commission*

**Assisted by:**



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# ***Town of Lincoln 2030 Comprehensive Plan***

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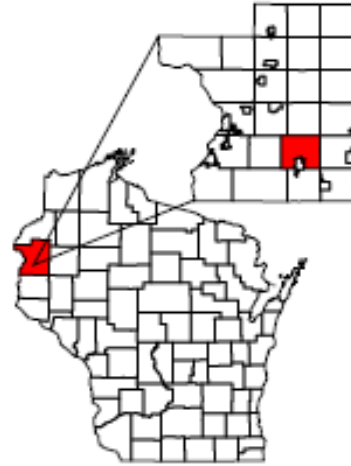
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## INTRODUCTION

### **Location**

The Town of Lincoln is located in the southeastern portion of Polk County, Wisconsin. It lies in Township 33 N and Range 17-16 W and is 38.4 square miles according to the United States Census Bureau. The Town is bordered by the Town of Apple River to the north, the Town of Garfield to the west, the Town of Clayton to the east, the Town of Balsam Lake in the northwest, the Town of Alden to the southwest, the Town of Black Brook to the south, and the City of Amery to the south. Its attributes include Wapogasset Lake, excellent scenic views of the Apple River, the Cattail State Trail, and part of the unincorporated Village of Deronda.



### **History**

The Town of Lincoln was the sixth town authorized by the Polk County Board of Supervisors (1860). The following year on April 2, 1861, at its first annual town meeting, Lincoln was selected as its name because all 13 electors in 1860 had voted for Abraham Lincoln.

The initial area included all of the present-day Town of Clayton and 12 sections of the present-day Town of Garfield; Clayton was set off in 1875 and Garfield in 1886. Lincoln remains larger than the usual town size with 6 extra sections in Range 17 adjoining Range 16.

Logging constituted the economy in the early years with many sections owned by Stillwater logging companies and the logs and lumber transported downstream via the Apple River and Wapogasset Lake (1850-1880). As land was cleared, wheat was grown and sold but the work in logging camps served as a principal source of income (1870-1900). Dairy farming followed with butter and cheese produced by cooperative creameries for rail shipment elsewhere (1900-1960). Farming as a source of income has declined steadily with increased off-farm employment (1960-present).

The population has increased steadily with major growth in more recent decades: 886 (1960 census), 1,683 (1980), 1,835 (1990), 2,304 (2000), and 2,479 (2007 estimate).

The first settlers migrated from New England and the eastern states, followed by Scandinavian immigrants, Germans and other nationalities from 1880 onward. Since 1950 the migrant residents are often from Minnesota.



Early town government followed the organization prescribed by the State legislature with annual April general elections of the town chair, two supervisors, clerk, and treasurer. Other early elected officials included: constables, justice of the peace, assessor, overseer of highways, and sealer of weights and measures. The town budget included a general fund, a highway fund, a school fund, and a poor fund. The County financed the Poor Farm in Section 6 from 1874 until 1959 but the town was responsible for poor relief until 1933 when that responsibility shifted to the county. The road system was developed in earnest from 1913 onward as cars became more common, and the present-day asphalt was added mainly in the 1970s.

The schools started in the 1850s at Bear Trap, followed by Volga (1870), Flanagan, East Lincoln, Pine Hill, and joint districts with Garfield at Deronda and Sucker Lake. All were consolidated with Amery by the early 1960s. The commercial center at Lincoln Center shifted to Amery when the railroad was built in 1887. Only one building still stands at the Lincoln Center site on Baker Avenue. Cemeteries were set up in the early years at Volga (Travelers Rest), the Poor Farm, Apple River, and East Lincoln. The present-day Fox cemetery was possibly a town cemetery in the beginning.

The two large bodies of water played an important economic and transport role. Now, the Apple River and Wapogasset Lake are centers of recreation with high population density along the waterfronts. Pike Lake is a third population and recreation center.

*-JoAnn Hallquist- November, 2007*

## ***Development of the Comprehensive Plan***

The concept of a comprehensive plan came from Wisconsin's comprehensive planning and "smart growth" law signed by Governor Thompson in October 1999. Part of this law requires that all planning decisions made by municipalities of Wisconsin be consistent with a comprehensive plan, which is to be created by January 1, 2010. After this point in time, approval of decisions must be based off of this plan. The plan is to be reviewed at least every 10 years thereafter. Wisconsin Statutes define comprehensive planning as the following:

**66.1001 Comprehensive planning.** (note: previously, s. 66.0295)

**(1) DEFINITIONS.** In this section:

(a) "Comprehensive plan" means:

1. For a county, a development plan that is prepared or amended under s. 59.69 (2) or (3).
2. For a city or a village, or for a town that exercises village powers under s. 60.22 (3), a master plan that is adopted or amended under s. 62.23 (2) or (3).
3. For a regional planning commission, a master plan that is adopted or amended under s. 66.0309 (8), (9) or (10). (note: previously, s. 66.945(8),(9) or (10))

(b) "Local governmental unit" means a city, village, town, county or regional planning commission that may adopt, prepare or amend a comprehensive plan.



According to State law, a comprehensive plan shall contain at least all of the following elements:

- Issues and Opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agricultural, Natural and Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

In order to add some, “teeth” to this plan, each element will include goals, objectives, and policies in order to allow for the implementation. For the purpose of this plan, these will be defined as the following:

**Goals:** General statements of desired outcomes of the community; broadly written but specific enough to be able to gauge progress

**Objectives:** More specific and subset of goals; providing measurable strategies

**Policies:** “Operational Actions” to meet goals and objectives; identify existing policies, and those requiring further approval

**Programs:** A system of projects or services necessary to achieve plan goals, objectives, and policies

- ❖ For purposes of this plan, the policies and programs are combined into “Implementation” for each element.

### **Plan Purpose**

The intent of this legislation is to allow municipalities to decide on their own how they want to develop for the next 20 years. Planning is a natural human characteristic; it helps us to achieve goals and objectives in an orderly fashion. Therefore, planning for development should only come natural. Looking 20 years ahead allows us to deal with future problems today and make necessary corrections to change unwanted trends while maintaining positive ones. This plan is not meant to determine what an individual can or cannot do with their property, but to gain the collective support of all individuals as to what is best for everyone, regardless of personal gain or loss. While this plan is considered a legal document, it is meant to be used as a guide for not only the municipality, but also for business owners, residents, and community leaders.

### **Community Survey**

In order to gather input for the Comprehensive Plan, a community survey was mailed to 1,279 taxpayers in the Town of Lincoln. The overall response rate was 38.1% (487 returned and recorded surveys). Such a response rate from this type of survey should



accurately represent the opinions of the population of the Town of Lincoln. The final results were released in January 2008 and are available at the Town Hall.

## ***Visioning Process***

A vision statement encompasses the desired future for your community. A vision statement provides a basis on which you and your committee members can focus and work towards. This vision statement will look ahead twenty years. Writing a vision statement should not be a one-man or one-woman job. It should involve teamwork; research needs to be done to make sure everybody has the same vision statement goals and is on the same track. Begin by focusing on your key community beliefs and values; you can build on these when creating your vision statement.

The Town of Lincoln is a growing rural community that wishes to protect and preserve the resources of today for the benefit of future generations. In order to retain this rural character, the Town believes that...

- Growth should be allowed, but controlled in order to protect natural resources and open space.
- Surrounding communities should be utilized and cooperated with in order to meet the needs of residents.
- Local government should communicate with residents as well as share ideas in order to maintain a quality way of life.

## ***SWOT Analysis***

Defining strengths, weaknesses, opportunities, threats (or SWOT Analysis) is a method that has been used in many different contexts. It encourages brainstorming for ideas in order to find characteristics about any subject. When using it in the context of municipalities, it can help define a village against another. It is meant to get communities to thinking about:

- Where they have been
- Where they are
- Where they want to be in the future
- How they want to get there

A SWOT Analysis was conducted for each element of the comprehensive plan by the Planning Commission and representatives from Stevens. The results from these meetings helped form the goals, objectives, and implementation for each element. The results of each SWOT Analysis will be listed towards the end of each element.

### ***SWOT Analysis***

*A brief definition of a Strength, Weakness, Opportunity, and Threat as used in a SWOT analysis is as listed:*

***Strength:*** *Something that makes a community standout when compared to other communities. Something that makes you proud to call the community home. A strength can be a physical asset, a program, an environmental condition or an impression or feeling.*

***Weakness:*** *Opposite of a strength. Problem that needs to be addressed.*

***Opportunity:*** *Something that could be done to improve the community. A potential.*

***Threat:*** *A threat may be internal or external. A threat can be anything that could jeopardize the future success of a community.*



## ISSUES AND OPPORTUNITIES

### Introduction

This section of the comprehensive plan describes how the Town of Lincoln's population and demographics has changed over the past several decades. It also forecasts population and demographic changes for the next 20 years. The following information is included in Issues and Opportunities Element of the Town of Lincoln Comprehensive Plan:

- Population Forecasts
- Household Forecasts
- Employment Forecasts
- Demographic Trends
- Age Distribution
- Education Levels
- Income Levels
- Employment Characteristics

### Issues and Opportunities Element Requirements:

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

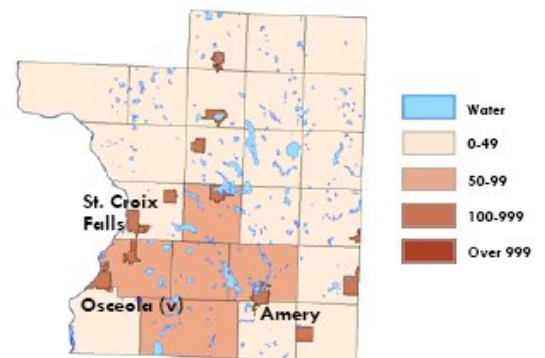
§ 66.1001(2)(a), Wis. Stat.

A review and analysis of the selected demographic and economic characteristics help to identify the factors that influence growth and development. This information can help determine the direction of future change and guide future development activities.

### Population Forecasts

The population of the Town of Lincoln in 2000 was 2,304 and is projected to increase to 3,219 people by 2030 (see Table 1.1). The biggest reason for such an increase is the migration of people from the Twin Cities and surrounding area. The abundance of water resources and open land combined with only an hour drive to the Twin Cities makes the area ideal for cabins, summer homes, and retirement destination. Recently though, the number of seasonal occupants has decreased as more people are deciding to live year round. Changes in the population come from a number of factors including migration, birth/death rates, the economy, and development patterns, lifestyle preferences, regulation, and taxation. The increase in population from 2000 to 2001 in Polk County was the 6<sup>th</sup> highest in the state.

**Figure 1.1: Polk County  
Population Density (2005)**



Source: WI Dept. of Workforce Development (2006)



**Table 1.1: Town of Lincoln population trends (1980-2030)**

	Census 1980	Census 1990	Census 2000	2005	2010	2015	2020	2025	2030	Percent Change 2000- 2030
<b>Town of Lincoln</b>	<b>1,683</b>	<b>1,835</b>	<b>2,304</b>	<b>2,446</b>	<b>2,592</b>	<b>2,765</b>	<b>2,938</b>	<b>3,092</b>	<b>3,219</b>	<b>39.7%</b>
Town of Garfield	1,010	1,107	1,443	1,639	1,791	1,963	2,133	2,292	2,428	68.3%
Town of Clayton	789	780	912	979	1,028	1,088	1,148	1,200	1,243	36.3%
City of Amery	2,404	2,657	2,845	2,919	2,989	3,080	3,177	3,253	3,302	16.1%
Polk County	32,351	34,773	41,319	44,744	47,415	50,576	53,724	56,547	58,866	42.5%
State of Wisconsin	4,705,642	4,891,769	5,363,675	5,589,920	5,772,370	5,988,420	6,202,810	6,390,900	6,541,180	20.3%

**Source:** Prepared by Demographic Services Center, Wisconsin Department of Administration (2008)

## Household Forecasts

For most municipalities in Polk County including the Town of Lincoln, managing residential growth is a big priority. Seeing the projected population of the Town over the next two decades shows the need for additional housing units in the Town. The challenge is for the Town to absorb the population growth without compromising its core values.

The current housing trends in the Town are similar to those of the entire Polk County area. Owner occupied, single family homes are the fastest growing form of housing in the Town of Lincoln (see Table 1.2). Most of the seasonal homes in the Town are being converted to year round homes. However, the demand for housing units is increasing faster than the population growth. One reason for this is the decreasing number of persons per household in the region. In 2000, the average number of persons per household in Polk County was 2.54. This number is expected to decrease to 2.31 persons per household by 2030.

Like other developed countries, American families are getting smaller. People are having fewer children, partly because they no longer need to rely on their offspring to take care of them when they are older. Also, more young adults are moving out of their parents' house and buying their own. This is partly due to low interest rates that have made home ownership easier in the recent years.

### **Household:**

*A household includes all the people who occupy a housing unit as their usual place of residence.*

### **Housing unit:**

*A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.*



**Table 1.2: Town of Lincoln households (2000-2030)**

	Census 2000	Estimated 2005	Projected 2010	Projected 2015	Projected 2020	Projected 2025	Projected 2030	Percent Change 2000-2030
<b>Town of Lincoln</b>	<b>864</b>	<b>934</b>	<b>1,021</b>	<b>1,112</b>	<b>1,201</b>	<b>1,276</b>	<b>1,342</b>	<b>55.3%</b>
Town of Garfield	529	612	689	772	852	924	989	87.0%
Town of Clayton	360	393	426	461	494	522	546	51.7%
City of Amery	1,231	1,289	1,360	1,432	1,502	1,551	1,591	29.2%
Polk County	16,254	17,876	19,507	21,221	22,866	24,284	25,506	62.6%
Persons per Household in Polk County	2.54	2.50	2.43	2.38	2.35	2.33	2.31	(X)

**Source:** Prepared by Demographic Services Center, Wisconsin Department of Administration (2008)

As mentioned earlier, housing units that are considered seasonal or recreational are decreasing significantly in the Town; about 31% between 1990 and 2000 (see Table 1.3). In addition, the number of renter-occupied housing units also decreased during that time period. This may indicate that the Town of Lincoln is being seen as a viable place to live year round instead of just a weekend getaway. This is a good trend, since year round residents contribute more to the local economy than seasonal residents.

**Table 1.3: Town of Lincoln occupancy and tenure (1990-2000)**

	1990	2000	Percent Change
<b>Total Housing Units</b>	<b>1,056</b>	<b>1,119</b>	<b>6.0%</b>
Occupied Housing Units	658	864	31.3%
Owner occupied	560	787	40.5%
Renter occupied	98	77	-21.4%
Vacant housing units	398	255	-35.9%
For seasonal, recreational, or occasional use	348	240	-31.0%
Persons per owner-occupied unit	2.86	2.71	-5.2%
Persons per renter-occupied unit	2.41	2.27	-5.8%

**Source:** U.S. Census Bureau, Census 1990 and 2000.

## ***Employment Forecasts***

The following table shows estimated occupation numbers in 2004 and projected change of occupations to 2014 in the West Central Wisconsin area (Barron, Chippewa, Clark, Dunn, Eau Claire, Pepin, Pierce, Polk, and St. Croix Counties). The occupations that are estimated to have the highest positive percent change in the area include those involved with personal services, such as healthcare and personal care. Computer and mathematical occupations also show a high estimated change. Production workers, however, show a low change and negative change in employment.



**Table 1.4: Estimated occupations in western Wisconsin counties (2004-2014)**

	Estimated Employment			
	2004	2014	Change	% Change
<b>Total, All Occupations</b>	<b>173,880</b>	<b>194,330</b>	<b>20,450</b>	<b>11.8%</b>
Management Occupations	6,070	6,860	790	13.0%
Business and Financial Operations Occupations	5,560	6,530	970	17.4%
Computer and Mathematical Occupations	2,060	2,570	510	24.8%
Architecture and Engineering Occupations	2,960	3,230	270	9.1%
Life, Physical, and Social Science Occupations	1,410	1,640	230	16.3%
Community and Social Service Occupations	2,800	3,300	500	17.9%
Legal Occupations	670	780	110	16.4%
Education, Training, and Library Occupations	11,010	12,740	1,730	15.7%
Arts, Design, Entertainment, Sports, and Media Occupations	1,930	2,190	260	13.5%
Healthcare Practitioners and Technical Occupations	8,580	10,920	2,340	27.3%
Healthcare Support Occupations	5,830	7,510	1,680	28.8%
Protective Service Occupations	3,260	3,480	220	6.7%
Food Preparation and Serving Related Occupations	16,870	19,260	2,390	14.2%
Building and Grounds Cleaning and Maintenance Occupations	5,380	6,290	910	16.9%
Personal Care and Service Occupations	4,570	5,640	1,070	23.4%
Sales and Related Occupations	17,120	18,320	1,200	7.0%
Office and Administrative Support Occupations	27,090	28,170	1,080	4.0%
Farming, Fishing, and Forestry Occupations	270	300	30	11.1%
Construction and Extraction Occupations	7,480	8,740	1,260	16.8%
Installation, Maintenance, and Repair Occupations	6,700	7,400	700	10.4%
Installation, Maintenance, and Repair Workers, All Other	150	170	20	13.3%
Production Occupations	21,580	22,220	640	3.0%
Production Workers, All Other	440	430	-10	-2.3%
Transportation and Material Moving Occupations	14,670	16,240	1,570	10.7%

**Employment** is a count of jobs rather than people, and includes all part- and full-time nonfarm jobs.

Employment does not include self-employed or unpaid family workers. Employment is rounded to the nearest ten, with employment less than five rounded to zero. Totals may not add due to rounding.

\* Data is suppressed to preserve the confidentiality of employers.

Projections information is derived using the November 2004 OES Survey, 2004 QCEW and 2004 CES (3/2005 Benchmark) data. Unpublished data from the US Bureau of Labor Statistics and US Census Bureau was also used. Wage information derived from the May 2005 Estimates Delivery System.

**Source:** Department of Workforce Development, Office of Economic Advisors (2006)

## ***Demographic Trends***

The Town of Lincoln is made up of almost entirely white or Caucasian population, which is similar to rural areas in the Midwest. Even with the growth that the Town has seen, the number of minorities in the Town is expected to stay very low (see Table 1.5). There has been a slight increase in the number of Hispanic and Asian residents. It is likely there will be population increases of these two groups in the future.



**Table 1.5: Town of Lincoln racial characteristics (1990-2000)**

	1990	2000	Percent Change
One Race	1835	2,294	25.0%
White	1822	2,276	24.9%
Black or African American	0	1	(X)
American Indian and Alaska Native	11	6	-45.4%
Asian	0	9	(X)
Some other race	2	2	0.00%
Two or more races	(X)	10	(X)
Hispanic or Latino (of any race)	3	12	300.0%
Mexican	1	4	300.0%
Puerto Rican	0	2	(X)
Cuban	0	0	(X)
Other Hispanic or Latino	2	6	200.0%
Not Hispanic or Latino	1832	2,292	25.1%

**Source:** U.S. Census Bureau, Census 1990 and 2000

Trends can also be spotted by looking at the marital status of a population. A large increase in young married couples may show the need for future increases in educational services, such as building a new school. In the Town of Lincoln, the two highest changes occurred with increasing number of people that have never married and people that are divorced (see Table 1.6). Both these trends are normal, as Americans are waiting longer before getting married and about half of all marriages end in divorce.

**Table 1.6: Town of Lincoln marital status (1990-2000)**

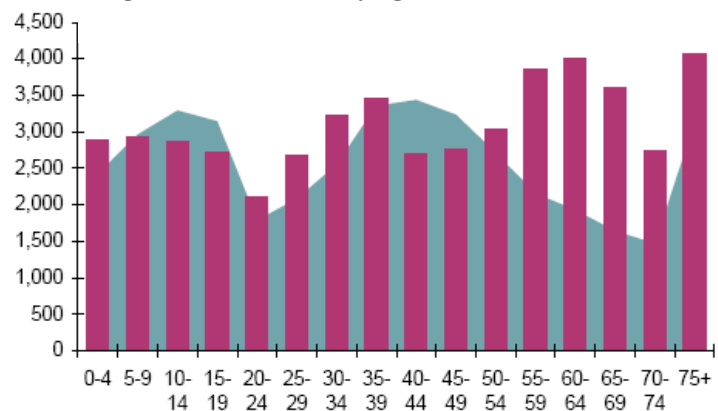
	1990	2000	Percent Change
<b>Population 15 years and over</b>	<b>1,355</b>	<b>1,904</b>	<b>40.5%</b>
Never married	254	404	59.1%
Now married, except separated	953	1,259	32.1%
Separated	5	5	0.0%
Widowed	59	90	52.5%
Divorced	84	146	73.8%

**Source:** U.S. Census Bureau, Census 1990 and 2000

## Age Distribution

Changes in the age distribution of a population can show where planning and services are sufficient and where they are lacking. A sudden jump in the number of elderly residents may show the need of retirement/assisted living facilities. On the other hand, a sudden decrease in the number of elderly residents may indicate that these people are moving elsewhere to receive the services that are needed.

Between 1990 and 2000, the biggest increases in age groups were in older residents; between 55 and 74 years old (see Table 1.7). This trend is being seen across much of Polk County and only reinforces the trend

**Figure 1.2: Polk County age distribution (2000-2020)**

**Source:** 2004 Polk County Workforce Profile



of “empty nesters” seeking a retired lifestyle in the Town of Lincoln. The biggest decreases in age groups included young children and young adults. The decrease in young children may be from the continuing decrease in family sizes. The decrease in young adults could be partially due to increasing number of students going into higher education. In 2000, the median age was 40.3.

**Table 1.7: Town of Lincoln age distribution (1990-2000)**

	1990	2000	Percent Change
<b>Total Population</b>	<b>1,835</b>	<b>2,304</b>	<b>25.6%</b>
Male	928	1,169	26.0%
Female	907	1,135	25.1%
Under 5 years	136	111	-18.4%
5 to 9 years	174	149	-14.4%
10 to 14 years	170	199	17.1%
15 to 19 years	128	198	54.7%
20 to 24 years	87	82	-5.7%
25 to 34 years	274	230	-16.1%
35 to 44 years	289	383	32.5%
45 to 54 years	229	356	55.5%
55 to 59 years	81	146	80.2%
60 to 64 years	90	143	58.9%
65 to 74 years	108	201	86.1%
75 to 84 years	59	84	42.4%
85 years and over	10	22	102.0%

**Source:** U.S. Census Bureau, Census 1990 and 2000 and Stevens Engineers, Inc.

## Education

The Town of Lincoln falls mostly in the Amery School District, but also has a small portion which lies in the Clayton School District. In 2000, there were 651 total students enrolled in some form of education in the Town (see Table 1.8).

**Table 1.8: Town of Lincoln school enrollment (2000)**

	2000
<b>Total (3 years and over enrolled in school)</b>	<b>651</b>
Nursery school, preschool	35
Kindergarten	23
Elementary school (grades 1-8)	311
High school (grades 9-12)	228
College or graduate school	54

**Source:** U.S. Census Bureau, Census 2000

Higher education is becoming increasingly important in today’s economy. The Town is located relatively nearby institutions of higher education, which make it easier for local businesses and industries to provide continuing education to their employees and for students to pursue highly skilled careers. Listed below are major institutions within 60



miles of the Town. These are described in more detail in the Economic Development Element.

- Wisconsin Indianhead Technical College in New Richmond and Rice Lake
- Chippewa Valley Technical College in River Falls and Menomonie
- University Wisconsin – Stout
- University Wisconsin – River Falls
- University Wisconsin – Eau Claire
- University of Minnesota – Twin Cities

Because of more students enrolling and graduating from institutions of higher education, the average educational attainment in the Town has been increasing. This is normal, as younger generations are receiving more education than older ones. The percent of high school graduates in the Town increased by over 7% between 1990 and 2000.

**Table 1.9: Town of Lincoln education attainment (1990-2000)**

	1990	2000
<b>Total (population 25 years and over)</b>	<b>1,140</b>	<b>1,614</b>
Less than 9 <sup>th</sup> grade	74	45
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	118	108
High school graduate (includes equivalency)	514	644
Some college, no degree	185	405
Associate degree	98	111
Bachelor's degree	117	208
Graduate or professional degree	34	93
Percent high school graduate or higher	83.2%	90.5%
Percent bachelor's degree or higher	13.2%	18.6%

**Source:** U.S. Census Bureau, Census 1990 and 2000

## ***Income Levels***

According to the 2000 Census and shown in Table 1.10), the per capita income in 1999 in the Town of Lincoln was \$21,788, which was higher than in the County (\$19,109) and in the State (\$21,271). The median household income in 1999 was \$45,904, which was also higher than in the County (\$41,183) and in the State (\$43,791).

The median family income in 1999 in the Town of Lincoln was \$48,500, which was approximately the same as in the County (\$48,538) and lower than in the State (\$52,911).

### ***Poverty:***

*The Census Bureau bases poverty rates on annual poverty thresholds. In 2004 for example, they defined poverty on average for the following family sizes:*

*1 person = \$9,643  
2 people = \$12,335  
3 people = \$15,071  
4 people = \$19,311*



**Table 1.10: Town of Lincoln household income (1999)**

	Number	Percent
<b>Households</b>	<b>882</b>	<b>100.0%</b>
Less than \$10,000	34	3.9%
\$10,000 to \$14,999	38	4.3%
\$15,000 to \$24,999	85	9.6%
\$25,000 to \$34,999	111	12.6%
\$35,000 to \$49,999	233	26.4%
\$50,000 to \$74,999	187	21.2%
\$75,000 to \$99,999	87	9.9%
\$100,000 to \$149,999	82	9.3%
\$150,000 to \$199,999	19	2.2%
\$200,000 or more	6	0.7%
Median household income (dollars)	\$45,904	(X)
Per capita income (dollars)	\$21,788	(X)
<b>Median earnings (dollars):</b>		
Male full-time, year-round workers	\$37,366	(X)
Female full-time, year-round workers	\$23,796	(X)

**Source:** U.S. Census Bureau, Census 2000**Table 1.11: Town of Lincoln family income (1999)**

	Number	Percent
<b>Families</b>	<b>708</b>	<b>100.0%</b>
Less than \$10,000	19	2.7%
\$10,000 to \$14,999	17	2.4%
\$15,000 to \$24,999	61	8.6%
\$25,000 to \$34,999	81	11.4%
\$35,000 to \$49,999	194	27.4%
\$50,000 to \$74,999	160	22.6%
\$75,000 to \$99,999	81	11.4%
\$100,000 to \$149,999	73	10.3%
\$150,000 to \$199,999	18	2.5%
\$200,000 or more	4	0.6%
Median family income (dollars)	\$48,500	(X)
<b>Families in Poverty</b>	<b>37</b>	<b>(X)</b>
With related children under 18 years	29	(X)
<b>Individuals in Poverty</b>	<b>149</b>	<b>(X)</b>

**Source:** U.S. Census Bureau, Census 2000

The majority of employed residents in Lincoln work in the private sector. In 2000, there were 117 self-employed workers in the Town. Self employment does not necessarily imply that people work out of their home.

**Table 1.12: Town of Lincoln class of worker (2000)**

	Number	Percent
Private wage and salary workers	940	76.3%
Government workers	164	13.3%
Self-employed workers in own not incorporated business	117	9.5%
Unpaid family workers	11	0.9%

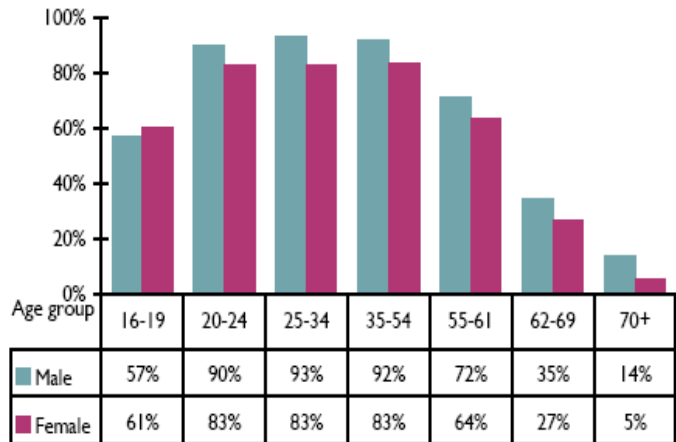
**Source:** U.S. Census Bureau, Census 2000



## Employment Characteristics

Table 1.13 represents the population in the Town that is 16 years and older and is currently employed or unemployed and seeking employment. The Town has a large labor force compared to neighboring municipalities. In 2000, the Town had an unemployment rate of 2.5%, which was well below the Polk County rate of 3.9%. By 2004, the unemployment rate in Polk County climbed to 5.4% and managed to rise above Wisconsin's rate of 4.9% (Polk County Economic Profile, 2005). The labor force is increasing faster than the number of available jobs in Polk County because of the high migration from the Twin Cities.

**Figure 1.3: Polk County labor force participation by age and sex (2000)**



Source: US Dept. of Commerce, Census 2000, Summary file 4, PCT-79

**Table 1.13: Town of Lincoln employment status (2000)**

	Number	Percent
<b>Population 16 years and over</b>	<b>1,840</b>	<b>100.0%</b>
In labor force	1,266	68.8%
Civilian labor force	1,264	68.7%
Employed	1,232	67.0%
Unemployed	32	1.7%
Percent of civilian labor force	2.5	(X)
Armed Forces	2	0.1%
Not in labor force	574	31.2%

Source: U.S. Census Bureau, Census 1990 and 2000.

Residents of the Town rely heavily on driving individually to their place of employment (see Table 1.14). A growing number of residents in western Wisconsin are choosing to commute further in order to take advantage of the economy around the Twin Cities. Another perspective is that a growing number of employees in the Twin Cities are moving further away in order to enjoy a more rural character. Either way, people are going to continue to commute heavily between the Town of Lincoln and adjacent counties. The only foreseeable factors that could curb this would be a drastic change in the housing market and/or the price of fuel. This much single passenger travel will present obstacles for the Town and Polk County, as roadways will require greater investments and maintenance. This is coinciding with the fact that the cost of asphalt and other materials have increased drastically in the past few years.



**Table 1.14: Town of Lincoln commute to work characteristics (2000)**

	<b>2000</b>
<b>Workers 16 years and over</b>	<b>1,229</b>
Car, truck, or van -- drove alone	995
Car, truck, or van -- carpooled	138
Public transportation (including taxicab)	5
Walked	29
Other means	3
Worked at home	59
Mean travel time to work (minutes)	27.1

**Source:** U.S. Census Bureau, Census 1990 and 2000.

In 2000, the majority of employed civilians worked in management or professional related occupations; almost 31% (see Table 1.15). This is much higher than the county average of 26.4%. Sales and office occupations were the second most common related occupations in the Town followed closely by production, transportation, and material moving related occupations.

**Table 1.15: Town of Lincoln occupations (2000)**

	<b>2000</b>	<b>Percent</b>
<b>Employed civilian population 16 years and older</b>	<b>1,232</b>	<b>100.0%</b>
Management, professional, and related occupations	376	30.5%
Service occupations	159	12.9%
Sales and office occupations	280	22.7%
Farming, fishing, and forestry occupations	14	1.1%
Construction, extraction, and maintenance occupations	130	10.6%
Production, transportation, and material moving occupations	273	22.2%

**Source:** U.S. Census Bureau, Census 2000.



## **SWOT Analysis: Issues and Opportunities**

<b>STRENGTHS</b> <ul style="list-style-type: none"> <li>• Rural setting</li> <li>• Natural resources</li> <li>• Sanitary district</li> <li>• Outdoor recreational opportunities</li> <li>• Highway access</li> <li>• Quality schools</li> <li>• Quality emergency services</li> <li>• Available land for development</li> </ul>	<b>WEAKNESSES</b> <ul style="list-style-type: none"> <li>• Lack of local employment</li> <li>• Lack of pedestrian and bike trail planning</li> <li>• Lack of dedicated park space</li> <li>• Lack of public transportation</li> </ul>
<b>OPPORTUNITIES</b> <ul style="list-style-type: none"> <li>• Promote tourism</li> <li>• Rural commercial development</li> <li>• Preserve open space for use as recreation areas</li> <li>• Conserve land in new housing developments as open space</li> </ul>	<b>THREATS</b> <ul style="list-style-type: none"> <li>• Increased population</li> <li>• Decline in quality of water resources</li> <li>• Increased prices of materials and land</li> </ul>

## **Goals, Objectives, Implementation**

**Goal:** Retain the rural character in the Town of Lincoln by preserving open space and protecting farmland.

### **Objectives:**

- Encourage residential development in areas with public utilities
- Ensure that newly developed areas are compatible with existing uses of land
- Encourage use of cluster development
- Encourage the development of parks and recreation areas

### **Implementation (Policies and Programs):**

- Establish formal volunteer Parks and Recreation Planning Committee
- Promote extension of shoulders to newly paved roads for walking/bike trails
- Establish a budget for volunteer Parks and Recreation Committee by 2009
- Educate the volunteer Parks and Recreation Committee in State, Federal, and private funds available (ongoing)
- Update background information within one year after decennial Census
- Establish a yearly noticed joint meeting of the Planning Commission and Town Board to address current issues of the Town



## HOUSING

### Introduction

This section is meant to analyze the impact of local government's policies and regulations on the development of various types of housing. The analysis is to take into account the current and projected housing demand and supply, and forecast future housing needs. A list of strategies that communities might use to implement some common housing goals will also be included.

Housing is the single largest expenditure for most Wisconsin Residents. According to the *Consumer Expenditure Survey*, prepared by the Bureau of Labor Statistics/U.S. Department of Labor (2000), households in the Midwest spend an average of 27% of their annual income on housing. Housing helps drive the economy and is a major source of employment and revenue for Wisconsin citizens. The housing market has been booming for many years now, but the need for affordable housing has never been greater. Developers often build bigger houses to maximize their profit and the increase in the price of housing has exceeded the increase in average income. Also, the federal government has cut back on housing assistance, leaving state and local communities to deal with the problem.

### Housing Element Requirements:

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

*§ 66.1001(2)(b), Wis. Stat.*

The current housing market situation has seen a flattening of appreciation rates compared to previous years. A homeowner might struggle to sell at the price they bought. Home sales have decreased despite the surge in construction. Many homebuyers choose a home in Wisconsin over Minnesota because homes are cheaper. However, many home buyers fail to recognize how much higher the property taxes are in Wisconsin than Minnesota; which some would say balance out the benefits. It's important to realize that the Twin Cities and surrounding area feed the Town of Lincoln.

### Community Survey

The following questions regarding housing were included in the Community Survey that was completed in January 2008. The responses are provided to assist in the formulating the goals, policies and objectives for housing in the Town of Lincoln.

When asked if the Town of Lincoln needs more **Single Family Homes**, 21.99% *strongly agreed*, 40.28% *agreed*, 10.88% *disagreed*, and 4.86% *strongly disagreed*, while 21.99% had *no opinion*.



When asked if the Town of Lincoln needs more **Twin Homes/Condos**, 5.24% *strongly agreed*, 24.52% *agreed*, 25.48% *disagreed*, and 21.19% *strongly disagreed*, while 23.97% had *no opinion*.

When asked if the Town of Lincoln needs more **Manufactured Homes**, 3.10% *strongly agreed*, 22.43% *agreed*, 23.15% *disagreed*, and 24.11% *strongly disagreed*, while 27.21% had *no opinion*.

When asked if the Town of Lincoln needs more **Elderly/Assisted Living**, 11.14% *strongly agreed*, 37.91% *agreed*, 13.27% *disagreed*, and 10.90% *strongly disagreed*, while 26.78% had *no opinion*.

When asked if the Town of Lincoln needs more **Rental Housing**, 2.63% *strongly agreed*, 18.85% *agreed*, 22.43% *disagreed*, and 30.07% *strongly disagreed*, while 26.01% had *no opinion*.

When asked if the Town of Lincoln should **adopt and enforce a property maintenance ordinance (prohibiting outside storage of junk vehicles, old appliances, etc.)**, 49.26% *strongly agreed*, 32.35% *agreed*, 8.88% *disagreed*, 6.13% *strongly disagreed*, while 3.38% had *no opinion*.

When asked if the Town of Lincoln should **develop and promote design guidelines, covenants, or standards for residential development**, 19.37% *strongly agreed*, 41.05% *agreed*, 20.63% *disagreed*, and 10.53% *strongly disagreed*, while 8.42% had *no opinion*.

The challenge for elected officials is to find a compromise between the opinions of residents and developers when it comes to housing needs within the Town. From the survey, it is clear that residents want to limit new development to mostly single-family homes in an effort to preserve the rural character.

## ***Housing Stock Assessment***

Before the Town of Lincoln can make decisions on future residential growth, a complete inventory needs to be taken of the existing housing stock in the Town. This includes reviewing housing characteristics such as age, structural type, value, and occupancy. While the free market controls the housing situation in the Town, it is the responsibility of the Town of Lincoln to attempt to guide this development in a direction that is consistent with the values and goals of the Town.

### ***Age Characteristics***

Reviewing the age of housing units in a municipality is a good start to understanding the conditions of the existing stock. According to the 2000 Census, almost 19% of housing units in the Town have been built since 1990. About 37% of the housing units were built before 1960. While these figures are similar to neighboring Towns, the Town of Lincoln does have slightly older housing stock when compared to Polk County's averages. This



does not necessarily determine the actual condition of the housing units, though, as properly maintained housing units can last generations.

**Table 2.1: Town of Lincoln housing stock age (2000)**

	Number	Percent of Total
<b>Total Number of Housing Units</b>	<b>1,083</b>	<b>100.0%</b>
1999 to March 2000	31	2.9%
1995 to 1998	90	8.3%
1990 to 1994	83	7.7%
1980 to 1989	165	15.2%
1970 to 1979	213	19.7%
1960 to 1969	95	8.8%
1940 to 1959	206	19.0%
1939 or earlier	200	18.5%

**Source:** U.S. Census Bureau, Census 2000

### Structural Characteristics

Like most of Polk County, housing units in the Town of Lincoln are mostly 1-unit, detached (single family). Single family homes are traditionally preferred in a rural municipality such as the Town of Lincoln. Between 1990 and 2000, the number of mobile homes or trailers decreases by over 33%. This trend is also being seen in other Towns in Polk County.

**Table 2.2: Town of Lincoln housing units (1990-2000)**

	1990	2000	Percent Change
<b>Total Housing Units</b>	<b>1,056</b>	<b>1,083</b>	<b>2.6%</b>
1-unit, detached	847	940	11%
1-unit, attached	12	14	16.7%
2 to 4 units	37	20	-46%
5 to 9 units	0	2	-
10 or more	0	0	-
Mobile home, trailer, or other	160	107	-33.1%

**Source:** U.S. Census Bureau, Census 1990 and 2000

#### **1-Unit, Detached:**

*This is a 1-unit structure detached from any other house; that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides. Mobile homes or trailers to which one or more permanent rooms have been added or built also are included.*

Other housing stock characteristics include the type of heating used. Like neighboring Towns, the Town of Lincoln has seen massive jump in the use of utility gas for heating. This increase is most likely from high density residential developments. This includes lakefront homes as well as new developments outside of the City of Amery. This trend is likely to continue as more people see the need for more efficient heating methods for high density residential development. The decrease in wood and fuel oil as forms of heating is normal, as LP gas has become the most efficient form today. However, as energy costs continue to rise, wood and other forms of heat will become cost competitive.



**Table 2.3: Town of Lincoln heating fuel (1990-2000)**

	1990	2000	Percent Change
Utility gas	33	317	860.6%
Bottled, tank, or LP gas	286	358	25.2%
Electricity	85	77	-9.4%
Fuel oil, kerosene, etc.	149	86	-42.3%
Coal or coke	0	0	-
Wood	105	34	-67.6%
Solar energy	0	0	-
Other fuel	0	0	-
No fuel used	0	0	-

**Source:** U.S. Census Bureau, Census 1990 and 2000

### Value Characteristics

Average home prices have fallen slightly when compared to the past 5-10 years of powerful housing booms. Nevertheless, home values have increased dramatically over the past two decades. The average home value in Wisconsin was \$212,918 as of April, 2007. The rising value of homes in the area is due mostly to the growth and migration of the Twin Cities. As of 2000, the average value of a house in the Town of Lincoln was \$120,500; up over 80% from 1990.

**Table 2.4: Town of Lincoln home values (1990-2000)**

	1990	2000	Percent Change
<b>Specified owner-occupied units</b>	<b>317</b>	<b>528</b>	<b>66.6%</b>
Less than \$50,000	84	13	-84.5%
\$50,000 to \$99,999	177	182	2.8%
\$100,000 to \$149,999	48	149	210.4%
\$150,000 to \$199,999	6	79	12.2%
\$200,000 to \$299,999	2	80	3900.0%
\$300,000 or more	0	25	-
Median (dollars)	66,900	120,500	80.1%

**Source:** U.S. Census Bureau, Census 1990 and 2000

### Housing Affordability

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing in which the occupant is paying no more than 30% of their yearly income in gross housing costs, including utilities. Table 2.5 describes selected monthly owner costs as a percentage of household income in 1999. In the Town of Lincoln, 17.6% of selected owners were spending 30% or more of their income on their housing needs. This is lower than the Polk County average of 19% of selected owners spending 30% or more on housing needs.



**Table 2.5: Town of Lincoln housing costs as a percentage of household income (1999)**

	Number	Percent of Total
Less than 15 percent	207	39.2%
15 to 19 percent	80	15.2%
20 to 24 percent	81	15.3%
25 to 29 percent	67	12.7%
30 to 34 percent	30	5.7%
35 percent or more	63	11.9%
Not computed	0	0.0%

**Source:** U.S. Census Bureau, Census 2000

The average gross rent in the Town of Lincoln was \$488.00 in 1999. This was higher than the County average of \$440.00.

**Table 2.6: Town of Lincoln gross rent characteristics (1999)**

Specified renter-occupied units	61	Percent of Total
Less than \$200	0	0.0%
\$200 to \$299	6	9.8%
\$300 to \$499	19	31.1%
\$500 to \$749	15	24.6%
\$750 to \$999	3	4.9%
\$1,000 to \$1,499	3	4.9%
\$1,500 or more	0	0.0%
No cash rent	15	24.6%
Median (dollars)	\$488.00	(X)

**Source:** U.S. Census Bureau, Census 2000

### Occupancy Characteristics

As mentioned before, the most common type of housing in the Town of Lincoln is owner-occupied, single family homes. Between 1990 and 2000, the number of owner-occupied homes increased by over 40% (see Table 2.7). This is a regional trend and a positive trend for the Town. High rates of home ownership often bring pride to communities, promote neighborly activities, and lead to better maintenance and up-keep of property. It also reflects a successful economy and affordable housing. Other major changes to the occupancy and tenure included the sizeable decrease of seasonal housing units. Between 1990 and 2000, the number of seasonal homes decreased by 31%. This trend can be seen across Polk County as seasonal, recreational, or occasionally used homes are converted to year-round occupancy. The conversion of these homes has reduced the rate of new home construction in the area. The reason for this conversion is probably a combination of factors. The area is no longer considered a cabin retreat. The economy in Polk County has made it more possible to live year round. Also, the high number of retirees that continue to move into the area may have decided to use a formerly owned cabin as a permanent home.



**Table 2.7: Town of Lincoln occupancy and tenure (1990-2000)**

	1990	2000	Percent Change
<b>Total Housing Units</b>	<b>1,056</b>	<b>1,119</b>	<b>6.0%</b>
Occupied Housing Units	658	864	31.3%
Owner occupied	560	787	40.5%
Renter occupied	98	77	-21.4%
Vacant housing units	398	255	-35.9%
For seasonal, recreational, or occasional use	348	240	-31.0%
Persons per owner-occupied unit	2.86	2.71	-5.2%
Persons per renter-occupied unit	2.41	2.27	-5.8%

**Source:** U.S. Census Bureau, Census 1990 and 2000.

Of the 864 total households in the Town of Lincoln, almost 78% were family households. This is higher than the Polk County average of almost 70%, which shows that the Town of Lincoln is considered a good place to raise a family and that the school districts that serve the Town of Lincoln are satisfactory.

**Table 2.8: Town of Lincoln household characteristics (2000)**

	2000	Percent of Total
<b>Total households</b>	<b>864</b>	<b>100.0%</b>
Family households (families)	671	77.7%
With own children under 18 years	294	34.0%
Married-couple family	592	68.5%
With own children under 18 years	244	28.2%
Female householder, no husband present	50	5.8%
With own children under 18 years	32	3.7%
Nonfamily households	193	22.3%
Householder living alone	152	17.6%
Householder 65 years and over	51	5.9%
Households with individuals under 18 years	313	36.2
Households with individuals 65 years and over	214	24.8

**Source:** U.S. Census Bureau, Census 2000

## ***Future Housing Needs***

There are numerous factors involved in the housing market that are difficult to predict or control, such as preferences and consumer income. But a simple model using estimates can be used to forecast the housing needs.

**Figure 2.9: Town of Lincoln number of households (2000-2030)**

	Census 2000	Estimated 2005	Projected 2010	Projected 2015	Projected 2020	Projected 2025	Projected 2030
<b>Town of Lincoln</b>	<b>864</b>	<b>934</b>	<b>1,201</b>	<b>1,112</b>	<b>1,201</b>	<b>1,276</b>	<b>1,342</b>
Polk County	16,254	17,876	19,507	21,221	22,866	24,284	25,506

**Source:** Prepared by Demographic Services Center, Wisconsin Department of Administration (2004)



Table 2.10 shows the total number of additional housing units needed to meet housing needs in the Town of Lincoln for the next twenty years. The table does not take into consideration the number of vacant houses that will become occupied in future years.

**Table 2.10: Number of additional housing units (2000-2030)**

	Census 2000	Estimated 2005	Projected 2010	Projected 2015	Projected 2020	Projected 2025	Projected 2030
Population	2,304	2,446	2,592	2,765	2,938	3,092	3,219
Households	864	934	1,021	1,112	1,201	1,276	1,342
Persons per household in the Town of Lincoln	2.67	2.62	2.54	2.49	2.45	2.42	2.40
Additional Housing Units Needed	(X)	70	87	91	89	75	66

**Source:** U.S. Census Bureau, Census 1990 and 2000, WI Dept. of Administration, and Stevens Engineers

## ***Housing Assistance Programs and Agencies***

### **Federal**

- **Department of Housing and Urban Development (HUD)**

Primary responsibility includes housing programs and community development. The agency provides subsidized housing through low-income public housing and subsidies for private property owners renting to low-income households. The following table shows the HUD income limits for its housing programs in Polk County. The limits are broken up by family size.

**Table 2.11: Polk County Medium Family Income (all families) \$57,200**

Program	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30 % of Median	\$12,000	\$13,700	\$15,450	\$17,150	\$18,500	\$19,900	\$21,250	\$22,650
Very Low Income	\$20,000	\$22,900	\$25,750	\$28,600	\$30,900	\$33,200	\$35,450	\$37,750
Low- Income	\$32,050	\$36,600	\$41,200	\$45,750	\$49,400	\$53,050	\$56,750	\$60,400

**Source:** U.S. Department of Housing and Urban Development (2006)

- **Rural Development – U.S. Department of Agriculture (USDA-RD)**

Provide a variety of housing and community development programs for rural areas. These are generally areas with population of 10,000 or less. It also provides support for rental housing development, direct and guaranteed mortgage loans for home buyers, and support for self-help and cooperative housing development.



**State**

- **Division of Housing and Intergovernmental Relations (DHIR)**

This is one of two state agencies that administer housing programs. It administers several programs that are funded by the state and any more that funded by HUD. These funds are used to help organizations develop the capacity to develop housing or to provide various types of financial assistance to homebuyers or renters through grants to local governments or non-profit agencies.

- **Wisconsin Housing and Economic Development Authority (WHEDA)**

This is a partial-governmental agency that helps develop housing through the sale of bonds. It receives no direct state-tax support. WHEDA provides mortgage financing for first-time homebuyers and financing for multi-family housing as well. Specific programs change with the needs of the housing market.

**Local**

- **Housing Trust Funds**

These are financial resources available for housing projects targeting the needs of mid or low income households. Such funds can be used to fill financial gaps to make projects feasible. Trust funds may be replenished yearly or they may be designed to be perpetual and self-sustaining.

- **Housing Linkage Programs**

These programs encourage developers of office, commercial, retail, or institutional development to construct or make financial contributions towards affordable housing. The rationale behind these voluntary programs is that new non-residential development creates a need for housing by attracting employees to an area.

- **Tax Increment Financing (TIF)**

This is a planning tool available to cities and villages in Wisconsin under section 66.1105 of Wisconsin Statutes for development and redevelopment of blighted areas. TIF can be used to cover costs of public works or improvements including costs of demolition, land assembly, public improvements, and new buildings. Under TIF, new private development creates higher property values, thus creating an increased tax base over time. This increment, or a portion of the increment, is set aside for reinvestment in the area. Tax increment financing may assist in the building or rehabilitating of affordable housing for middle and lower income households.



## Private

- **Non-Profit Housing Development Corporations**

These organizations may qualify for tax-deductible donations, foundations grants, and public funds. To be eligible, the organizations must apply for and receive non-profit status from the IRS. Non-profits build and maintain housing projects in many areas of Wisconsin. Their projects help communities improve their range of housing opportunities.

## **SWOT Analysis: Housing**

<b>STRENGTHS</b> <ul style="list-style-type: none"> <li>• Available land</li> <li>• Proximity to larger municipalities</li> <li>• Desirable building locations</li> <li>• Rural setting</li> <li>• Sanitary district</li> </ul>	<b>WEAKNESSES</b> <ul style="list-style-type: none"> <li>• Lack of housing options</li> <li>• Loss of farms and forestland</li> </ul>
<b>OPPORTUNITIES</b> <ul style="list-style-type: none"> <li>• Available land for development</li> <li>• Plan proper locations for future residential housing development</li> <li>• Promote variety of housing types</li> </ul>	<b>THREATS</b> <ul style="list-style-type: none"> <li>• High taxes along lakes/ivers</li> <li>• Septic systems along Apple River</li> <li>• Agricultural land uses</li> <li>• Aging housing stock</li> <li>• Aging population</li> <li>• Rapid, unplanned development</li> </ul>

## **Goals, Objectives, Implementation**

**Goal:** Promote a variety of housing types and ensure a high-quality living environment by preserving stable residential neighborhoods, and where necessary, the upgrading of the existing housing stock in the Town.

### **Objectives**

- Provide housing that meets the physical and financial needs of residents
- Create affordable housing options for first-time homebuyers and renters

### **Implementation (Policies & Programs)**

- Study creating a fund that would assist low income, disabled, or handicapped residents with a down payment on a house. Monies could be collected from development in lieu of Impact Fees if they are ever adopted
- Encourage joint public and private participation with state and federal programs to provide incentive for affordable housing construction
- Removal or buffering of non-residential uses that are a blight influence on their residential surroundings



# TRANSPORTATION

## Introduction

The transportation element, among others, is one that greatly affects all other elements. Land use and transportation have a complicated relationship that can work both ways. Examples of this relationship can be found everywhere. Roads create “nodes of development” that new businesses and industries are building around. Other examples could include the bypass of a main road through a city which could have negative impacts on the local economy. Where land is developed and how it is used is critical to a municipality’s transportation system.

Demographics also play a role in the transportation network. Wisconsin is currently experiencing an increase in population, an increase in commuting distance, a decrease in persons per household, and an increase in vehicles per household. These factors combine to put more pressure on the state’s transportation system. In addition, the cost of constructing and maintaining roads and highways has greatly increased due to the price increase of petroleum and other raw materials. The challenge for local governments is how to be cost efficient and properly maintain a transportation system.

## Functional Classification

A functionally classified road system is one in which streets and highways are grouped into classes according to the character of service they provide, ranging from a high degree of travel mobility to land access functions. At the upper limit of the system (principal arterials, for example), are those facilities that emphasize traffic mobility (long, uninterrupted travel), whereas at the lower limit are those local roads and streets that emphasize access (See Functional Classification map).

### Rural Classifications (Less than 5,000 population)

**Principal Arterials:** Principal arterials serve corridor movements having trip length and travel density characteristics of an interstate or interregional nature.

## Transportation Element Requirements:

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

§ 66.1001(2)(c), Wis. Stat.

## Transportation System:

- *Transportation options used to move people and products*
- *Levels of jurisdictional authority*
- *Facilities that a user might access to begin, change or switch, and end a trip*
- *Includes:*
  - *Roads*
  - *Transit services*
  - *Rail services*
  - *Bike lanes, paths, and trails*
  - *Air travel*
  - *Pedestrian accommodations*
  - *Water travel*



These routes generally serve all urban areas with a population greater than 5,000. The rural principal arterials are further subdivided into (1) interstate highways and (2) other principal arterials.

Principal Arterials that exist in Town of Lincoln: **None**

*Minor Arterials:* Minor arterials, in conjunction with the principal arterials, serve cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements.

Minor Arterials that exist in Town of Lincoln: **State Highway 46**

*Major Collectors:* Major collectors provide service to moderate sized communities, and other intra-area traffic generators, and link those generators to nearby larger population centers or higher function routes.

Major Collectors that exist in Town of Lincoln:

**County Trunk Highway PP**

**County Trunk Highway F**

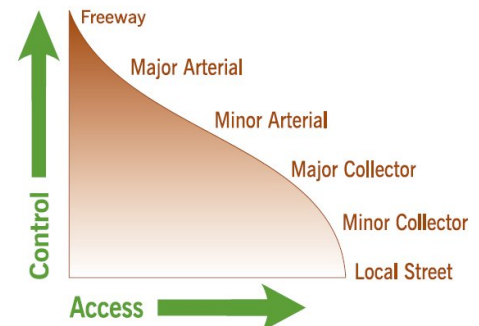
**County Trunk Highway J**

*Minor Collectors:* Minor collectors provide service to all remaining smaller communities, link the locally important traffic generators with their rural hinterland, and are spaced consistent with population density so as to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road.

Minor Collectors that exist in Town of Lincoln:

<b>County Highway Trunk C</b>	<b>80<sup>th</sup> Street</b>
<b>County Highway Trunk H</b>	<b>80<sup>th</sup> Avenue</b>
<b>County Highway Trunk JJ</b>	<b>85<sup>th</sup> Street</b>
<b>75<sup>th</sup> Street</b>	<b>85<sup>th</sup> Avenue</b>

*Local Roads:* Local roads provide access to adjacent land and provide for travel over relatively short distances on an inter-township or intra-township basis. All roads not classified as arterials or collectors are local function roads.



Source: WisDOT

The Federal-Aid Highway Act of 1973 set forth policies and procedures for implementing the functional realignment of the Federal-Aid Highway System on the basis of the functional usage anticipated during the 1980-1985 period. The Wisconsin DOT, in cooperation with appropriate local officials, has the primary responsibility for establishing and periodically updating a statewide highway functional system based on anticipated functional usage for the specified period. The functional system became effective July 1, 1976, and it is based upon anticipated functional usage for 1980. Functional usage is determined in accordance with the functional concepts, criteria, and procedures established in Volume 20, Appendix 12, of the Federal Highway



Administration's "Highway Planning and Program Manual." Beyond the federal requirements for functional classification and subsequent realignment of the respective Federal-Aid Systems, Chapter 29, Wisconsin Laws of 1977, created Section 86.30, mandating that distribution of state transportation-related financial aids to local units of government be based upon current functional usage and classification. These statutes provide that uniform criteria be applied to assure compatibility between state and federal functional systems, and are briefly enumerated as follows:

1. Population centers within and without the state, stratified and ranked according to size.
2. Important traffic-generating activities, including, but not limited to, recreational, agricultural, governmental, business, and industrial activity centers.
3. Directness of travel and distance between points of economic importance.
4. Lengths of trips.

When asked how they would **rate the general condition of local roads** in the Town of Lincoln, 21.52% said *fine*, 70.25% said *good*, 7.17% said *poor*, while 1.05% had *no opinion*.

When asked how they would **rate the ongoing maintenance of local roads** in the Town of Lincoln, 10.50% said *excellent*, 56.93% said *good*, 25.00% said *fair*, 4.20% said *poor*, while 3.36% had *no opinion*.

When asked how they would **rate the snow removal of local roads** in the Town of Lincoln, 20.29% said *excellent*, 46.03% said *good*, 17.78% said *fair*, 5.44% said *poor*, while 10.46% had *no opinion*.

## Transit

The Town of Lincoln does not have any existing transit services. The Department of Transportation offers satellite park and ride lots, not served by commuter buses, in St. Croix County that commuters can meet and ride-share to their destination at the following locations:

**Table 3.3: Area park and ride lots**

County	Location	Parking Spaces
St. Croix	US 63/STH 64	24
St. Croix	Baldwin: I-94/US 63	36
St. Croix	Roberts: I-94/STH 65	48
St. Croix	River Falls: STH 35/STH 65	124
St. Croix	Hudson: I-94/Carmicheal Rd.	168
St. Croix	Hudson: Old STH 35/Hanley Rd.	74

Source: WisDOT

Residents commuting to destinations in the Twin Cities can take advantage of numerous park and ride lots, provided by Metro Transit, in Washington County that offer commuter



bus transportation to Minneapolis and St. Paul as well as connections to other suburban destinations.

### ***Transportation Facilities for the Disabled***

When asked within the next 20 years, the Town of Lincoln will need to **build or expand the disabled and elderly transportation services**, 11.11% *strongly agreed*, 44.44% *agreed*, 14.89% *disagreed*, 7.78% *strongly disagreed*, while 21.78% *had no opinion*.

Transportation services for the elderly and handicapped are coordinated through the Polk County Transportation for Disabled and Elderly, Inc. This organization provides about 18,000 rides a year with a fleet of six wheelchair-accessible vehicles. This organization also provides contracted transportation services to the Department of Aging in Polk County, which utilizes about 40 volunteers.

The Department of Aging in Polk County offers rides to citizens 55 years and older who cannot find a ride. Any individual, regardless of any handicap, can call this free service for a ride to an appointment, the grocery store, or any other reasonable destination. This program relies on local volunteers to drive.

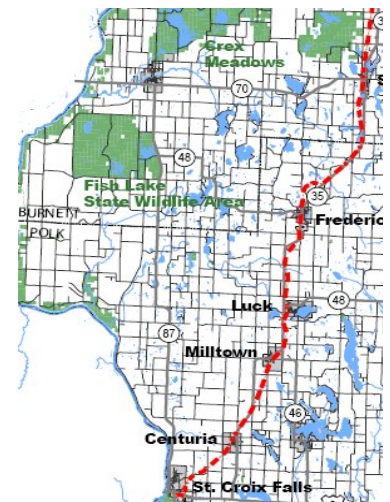
### ***Bicycles and Pedestrians***

When asked if the Town of Lincoln should develop **biking trails**, 31.28% *strongly agreed*, 42.21% *agreed*, 11.90% *disagreed*, 4.33% *strongly disagreed*, while 9.74% *had no opinion*.

When asked if the Town of Lincoln should develop **hiking/walking trails**, 34.70% *strongly agreed*, 40.52% *agreed*, 11.42% *disagreed*, 4.33% *strongly disagreed*, while 8.41% *had no opinion*.

### ***Gandy Dancer Trail***

According to WisDOT, 39% of all Americans use bicycles. One of the most popular bike trails in western Wisconsin is the Gandy Dancer Trail, which runs through the western side of Polk County. This 98 mile trail follows the old Minneapolis-St. Paul and Sault Ste. Marie railroad from St. Croix Falls to Superior. After it was abandoned, part of it was purchased by Burnett County and the State of Wisconsin for use as a recreational trail. “Gandy Dancers” were coined from the workers who used to build and maintain the railroad tracks. In Polk County, the trail starts in St. Croix Falls and passes through Centuria, Milltown, Luck, Frederic, and Lewis. While ATV use is permitted on most of the trail, it is not in the Polk County section. Snowmobile use, however, is permitted on this trail. The trail contains numerous rest stops and facilities throughout the corridor.

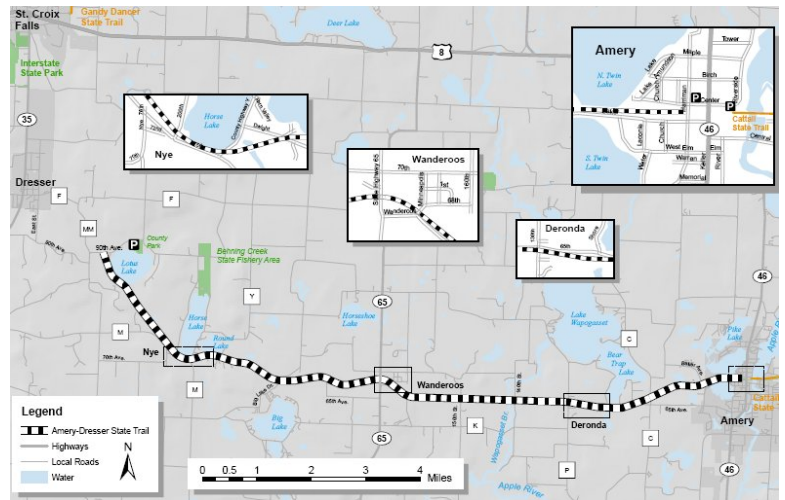


Source: WDNR



## Amery to Dresser Trail

Polk County operates this 14-mile trail on an old railroad bed from Amery to 90<sup>th</sup> Avenue in the Town of Osceola, approximately one-mile southeast of Dresser. After much discussion through 2004, a decision was made by the County Board for the trail to have two surfaces (motorized and non-motorized). However, a subsequent court ruling has limited its use to non-motorized applications. The trail has been brushed and graded and its surface is a combination of grass, ballast, and gravel. Eventually the trail will be developed for bicycling.



**Source:** WDNR

## ***ATV and Snowmobile Trails***

When asked if the Town of Lincoln should **allow ATV's on Town roads**, 13.05% *strongly agreed*, 27.58% *agreed*, 26.11% *disagreed*, 26.53% *strongly disagreed*, while 6.74% *had no opinion*.

When asked if the Town of Lincoln should **develop ATV trails**, 19.74% *strongly agreed*, 34.87% *agreed*, 19.30% *disagreed*, 17.98% *strongly disagreed*, while 8.11% had *no opinion*.

When asked if the Town of Lincoln should **develop snowmobile trails**, 18.86% *strongly agreed*, 37.72% *agreed*, 19.74% *disagreed*, 11.84% *strongly disagreed*, while 11.84% had *no opinion*.

The Polk County snowmobile trails are open from December 11 to March 31 as long as there is a 6 inch snow base. Polk County has over 360 miles of groomed trails that run through numerous communities promoting friendly hospitality to snowmobilers. Out-of-state snowmobile passes are good from July 1 to June 31 of each year.

## Cattail Trail

The Cattail State Trail consists of 17.8 miles of old railroad tracks that is now owned by Polk County. The trail starts in Amery and proceeds northwest into Barron County where it ends in Alma. This trail is available for a wide variety of use; including horse back riding, snowmobiling, mountain biking, and walking.



**Source:** WDNR



All-terrain vehicles are allowed on the trail year round. Off-road motorcycles are allowed on the trail year round in Polk County only. Once the Amery to Dresser State Trail is developed, it will tie into the Cattail Trail with similar, if not the same, allowed user types.

## ***Railroads***

There are no existing railroads in the Town of Lincoln. The closest functional railroads include the Canadian National (CN) Railroad, which comes through Polk County; connecting Osceola and Dresser with Minneapolis-St. Paul. Canadian National also has a track that runs through St. Croix County; running through numerous municipalities. Union Pacific (UP) has a railroad that runs through Roberts, Hammond, Baldwin, Woodville, and Wilson in St. Croix County.

The West Central Wisconsin Rail Coalition is a voluntary group that has been working towards the development of a passenger rail service across west central Wisconsin in an effort to provide balanced and more sustainable forms of transportation. The creation of a passenger rail service would have little impact on the Town of Lincoln since the proposed route would be along the I-94 corridor or along the Mississippi River.

## ***Air Transportation***

The Minneapolis-St. Paul International Airport is the main airport used by people in the region and is about an hour and a half away from the town. This airport has about 500,000 landings and takes-offs in a given year and will continue to be available to residents of the Town of Lincoln.

There are many other privately owned airports located across the region.

### **Amery Municipal Airport**

The closest publicly-owned airport to the Town of Lincoln is the Amery Municipal Airport. It classified as a general utility airport and has a 4,000 foot primary runway. There are NDB and GPS-RNAV approaches available for inclement weather, as well as pilot controlled lighting that can be activated by three clicks on the Unicom frequency. The airport also contains a pilot lounge, which includes a restroom, a vending machine, comfortable furniture, and an aviation/weather computer. There is a courtesy car available to pilots on a first come basis. The airport is planning an expansion for 2008 to create additional hanger lots.

### **L.O. Simenstad Airport**

The L.O. Simenstad Airport in Osceola is a publicly-owned transport/corporate airport and was scheduled to extend its primary runway to 5,005 feet in 2006. Because of Polk County's proximity to the major air facilities in Minneapolis-St. Paul, many communities rely on these facilities for scheduled air service (Polk County Economic Profile).



According to WisDOT, a \$315,790 project has been approved by Governor Jim Doyle for the Amery Municipality Airport. The project includes land acquisition, engineering services for developing a future hanger site north of the airport, and other reimbursements.

### **New Richmond Regional Airport**

The New Richmond Regional Airport was officially established in 1964 and is considered one of the fastest growing airports in the Midwest. Over 180 aircraft reside in privately-owned hangers. It is about 30 minutes away from the Town of Lincoln.

## ***State and Regional Transportation Plans***

- **Wisconsin State Airport System Plan 2020**

This plan determines the number and type of airport facilities around Wisconsin that are needed to meet aviation needs through the year 2020. The plan defines the *State Airport System* and forecasts the level of public investment required to:

1. Upgrade substandard features of the system such as widening of existing runways to meet federal and state standards.
2. Preserve the airport system in the future such as the replacement of existing pavements and lighting systems to meet federal and state standards.
3. Enhance the system in the future such as the construction of runway extensions and new runways in order to meet forecast increases in aviation demand.

- **West Central Regional Freeway System (2005)**

This is a comprehensive study made by WisDOT of the west central freeway system consisting of St. Croix, Pierce, Dunn, Polk, Chippewa, and Eau Claire counties. Of the corridors listed below, none affect the Town of Lincoln.

1. I-94 within St. Croix, Dunn, and Eau Claire County
2. STH 65 within St. Croix, Polk, and Pierce County
3. STH 63 in St. Croix County
4. STH 35 Between River Falls and Hudson in St. Croix County

- **WisDOT six year highway improvement program**

One of the subprograms under this is the State Highway rehabilitation subprogram which consists of three parts; existing highways, state bridges, backbone rehabilitation.

WisDOT has a few projects planned for the future in Polk County that may affect the Town of Lincoln. Between May 1, 2007 and June 1, 2008, the DOT plans on replacing a bridge over the Apple River in the City of Amery.



- **Wisconsin Rail Issues and Opportunities Report**

This report gives an overview of the status of the rail system in Wisconsin and addresses issues that will be faced in the future. This is the beginning report on what will become the DOT State Rail Plan. In general, rail will continue to be extremely important form of transportation in the future; mainly for shipping purposes. This report will have little effect on the Town of Lincoln.

- **Midwest Regional Rail System**

This is a massive proposal of creating passenger rail connections across the Midwest; connecting all the major cities. The proposal aims at increasing efficiency and safety as well as offering more transportation options in the Midwest. The system would also boost Wisconsin's economy and numerous industries from the construction of the project. Massive federal funding would be necessary for such a project. Either way, this project will have little effect on the Town of Lincoln.

- **Wisconsin Bicycle Transportation Plan 2020 (December 1998)**

This plan was created because of the Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991 and its replacement the Transportation Equality Act (TEA-21) of 1998 as well as Wisconsin's Translinks 21 plan. Under part of Translinks 21, WisDOT committed to creating a comprehensive bicycle plan. This plan has two main goals:

1. Increase levels of bicycling throughout Wisconsin, doubling the number of trips made by bicycles by 2010 (with additional increases achieved by 2020).
2. Reduce crashes involving bicyclists and motor vehicles by 10% by 2010 (with additional increases achieved by 2020).

The plan goes on to list roles associated with the plan:

**Counties:**

1. Consider the needs of bicyclists in all road projects and build facilities accordingly.
2. Develop, revise, and update long-range bicycle plans and maps.
3. Consider adopting a shoulder paving policy.
4. Promote land use policies that are bicyclists-friendly
5. Educate county sheriffs on share-the-road safety techniques and enforcement strategies for specific high-risk bicyclist and motorists infractions of the law.

**Communities:**

1. Develop, revise, and update long-range bicycle plans and maps.
2. Consider the needs of bicyclists in all street projects (especially arterial and collector streets), and build bicycle facilities accordingly.
3. Promote and offer bicycle safety programs.



4. Promote bicyclists-friendly development through plans, zoning, and subdivision ordinances.
5. Provide bicycle racks at public and commercial areas,
6. Consider providing locker room facilities for employees.
7. Consider bicycle racks on buses.
8. Encourage business involvement as a means to increase bicycle commuting and other functional trips.
9. Help promote bike to work/school days.

- **Wisconsin Pedestrian Policy Plan 2020 (March 2002)**

The purpose of this plan was to outline statewide and local measure to increase walking and promote pedestrian safety. It was meant to identify local and state roles concerning pedestrian transportation. State goals include the following:

1. Increase the number and improve the quality of walking trips in Wisconsin.
2. Reduce the number of pedestrian crashes and fatalities.
3. Increase the availability of pedestrian planning and design guidance and other general information for state, local officials and citizens.

The first objective refers to State Trunk Highways. It acknowledges that **WisDOT must work with local governments to assist with pedestrian needs along State Trunk Highways**. The Town of Lincoln has State Trunk Highway 46 running through it. If there were ever pedestrian related issues or any construction related to this highway, WisDOT should work with the town to agree and resolve pedestrian needs and make necessary accommodations.

The second objective refers to engineering and planning. This objective **calls for local governments to utilize federal funding programs to meet local pedestrian needs**. As stated in the executive summary, “Local officials should identify and propose high priority pedestrian projects that qualify for grants under the Congestion Mitigation and Air Quality (CMAQ) programs, the local Transportation Enhancement programs, and the Surface Transportation Project Discretionary (STP-D) programs.” WisDOT will provide information on financial assistance and financial techniques for assessing sidewalk improvement.

A third objective of this plan is education. The plan **calls for ... “local governments to commit to provide for the training needs of their project planning and design staff.”** The WisDOT will provide the training opportunities in all levels of government. It also calls **for locals to continue to provide pedestrian education** through a variety of education and promotional activities, such as team walking or special needs pedestrian escorts.

A fourth objective concerns enforcement. The plan **calls for locals to increase enforcement efforts**. All governments and agencies should commit to enforcing the pedestrian and motorist laws to improve pedestrian safety and comfort.



The final objective of this plan refers to encouragement of pedestrian travel. In this objective, WisDOT vows to share its expertise with local governments. To better implement this plan, WisDOT planned on developing a Pedestrian Best Practices Resource Guide (BPRG) for release in summer of 2002. This guide was unable to be found.

- **Translinks 21**

This plan was created after the Intermodal Surface Transportation Efficiency Act (ISTEA) was created in 1991. This required all states to have a statewide multimodal transportation plan. Translinks 21 was created in 1994 to satisfy this requirement. The goals of this plan include the following:

Mobility – moving people and goods from place to place  
Choice – making more transportation options available to citizens  
Safety – improve transportation safety  
Connectivity – a seamless transportation system that is convenient, reliable and cost-effective  
Efficiency – save time and money

- **Connections 2030 (WisDOT)**

WisDOT is currently working on this plan that will cover all forms of transportation; including highways, local roads, railroad, air, water, transit, bicycle, and pedestrian, through the year 2030.

- **Wisconsin State Highway Plan 2020**

This is a 21-year strategic plan which addresses current conditions of state highways, future plans, financial tools, and other strategies to use to maintain the State's 11,800 miles of highway. This plan is updated every six years.

State Trunk Highway 46 is the only state highway to run through the Town of Lincoln. This transportation plan needs to be consistent with the DOT plan for Highway 46.

- **Rustic Roads**

The Wisconsin legislature created the rustic road system in 1973 to, "preserve what remains of Wisconsin's scenic, lightly traveled country roads for the leisurely enjoyment of bikers, hikers and motorists."

According to WisDOT, a Rustic Road needs to possess the following qualities:

- Should have outstanding natural features along its borders such as rugged terrain, native vegetation, native wildlife, or include open areas with agricultural vistas which singly or in combination set this road apart from other roads.



- Should be a lightly traveled local access road, one which serves the adjacent property owners and those wishing to travel by auto, bicycle, or hiking for purposes of recreational enjoyment of its rustic features.
- Should be neither scheduled nor anticipated for major improvements which would change its rustic characteristics.
- Should have, preferably, a minimum length of 2 miles and, where feasible, should provide a closure or loop, or connect to major highways at both ends of the route.

One state rustic road exists just north in the Town of Apple River; Mains Crossing (old Highway 8), beginning at the intersection of County Highway H then extending east to County Highway D. There are four others in Polk County. Critics of state rustic roads worry about safety. Unmaintained vegetation along the banks of rustic roads can create hazards for motorists. One option is to designate a road as a town rustic road. This allows more flexibility on how to maintain them than the state guidelines.

- **St. Croix River Crossing**

The Stillwater Lift Bridge was built in 1931 and is currently at an age where serious amounts of funding are needed to maintain it. It has also become unable to allow free travel across Minnesota and Wisconsin without causing major traffic jams and congestion. While many motorists have used other bridges to cross, such as I-94 in Hudson, the need for a crossing at that point will only grow in the future. Replacing this bridge has been talked about for decades.

The City of Stillwater relies on the bridge for relieving downtown traffic pressure and economical advantages. However, the St. Croix River is designated as a National Wild and Scenic River for its scenic, recreational, and geologic values. In addition, several historic buildings are located throughout the Stillwater area. The bridge itself is listed on the National Register of Historic Places. Historic Archaeological sites can be found adjacent to the riverbanks and several key wildlife and aquatic species reside in the area, including bald eagles and the endangered Higgin's Eye mussel. In 1996, site preparation for a new bridge design was halted when the National Park Service (NPS) found the project would have an affect on the scenic and recreational values for which the Lower St. Croix River was included in the National Wild and Scenic River System. The effort for a new bridge fizzled out in 2003. In 2007, the Sierra Club filed a federal lawsuit against the bridge project, claiming that the National Park Service changed their decision of the project. The debate on the project continues.



Source: MnDOT



### **SWOT Analysis: Transportation**

<b>STRENGTHS</b> <ul style="list-style-type: none"> <li>• County Rd. F connection</li> <li>• Exposure to Highway 46 thru north/south</li> <li>• Well maintained roads</li> <li>• Apple River crossings are symmetrical.</li> <li>• Cattail Trail</li> <li>• Local airport</li> <li>• Highway 63 routes traffic around Town- lessens congestion</li> </ul>	<b>WEAKNESSES</b> <ul style="list-style-type: none"> <li>• County Rd. H</li> <li>• County Rd. F from Highway 46 to Clear Lake</li> <li>• North of Town from County Rd. H to 120<sup>th</sup>- no west connection</li> <li>• Limited connections between Highway 46 and County Rd. H</li> <li>• Lack of bike paths- everywhere</li> <li>• Limited snowmobile trails on west side</li> <li>• Limited access west to Osceola. CTH K goes through Big Lake</li> </ul>
<b>OPPORTUNITIES</b> <ul style="list-style-type: none"> <li>• Non-motorized trail on old R.R. bed</li> </ul>	<b>THREATS</b> <ul style="list-style-type: none"> <li>• No shoulders on most roads - safety plus maintenance problem</li> <li>• No major east/west highways</li> <li>• Access to Highway 8 will be limited when expanded to 4 lanes</li> <li>• Potential expansion of Highway 46 to 4 lanes – more traffic congestion</li> </ul>

### **Goals, Objectives, Implementation**

**Goal:** Promote multi-modal transportation in the Town of Lincoln.

**Objectives:**

- Provide opportunities for residents to move throughout the Town by means other than automobiles or trucks
- Encourage walking and biking as ways of experiencing one's neighborhood and community
- Reduce the use of fossil fuels
- Promote the health benefits of walking and biking

**Implementation (Policies & Programs):**

- Visit and evaluate accident sites for signage and visibility
- Coordinate with surrounding municipalities in developing a biking and walking trail network



## UTILITIES AND COMMUNITY FACILITIES

### Introduction

One of the main duties of local government is to provide services to its citizens. Such services include police and fire protection, education, water and sewer services, among others. The purpose of this element is to take an inventory of existing utilities and community facilities within the Town of Lincoln. The location, use, capacity, and future needs of these utilities and facilities will be analyzed as well as timetables for the rehabilitation or construction of related projects.

The utilities and community facilities of the Town of Lincoln reflect those of many other rural municipalities with a few notable exceptions. As with most rural municipalities, residents rely on private wells and septic systems for their homes; except for homes around Wapogasset and Bear Trap Lakes, which use a community sanitary sewer system. As with most rural municipalities, one of the main concerns is road improvements, maintenance and deteriorating street signs. Please refer to the Community Facilities map throughout this element.

### ***Utilities and Community Facilities Element Requirements:***

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

*§ 66.1001(2)(d), Wis. Stat.*

### **Sanitary Sewer**

Most of the residents in the Town rely on private onsite wastewater treatment systems (POWTS). In 1990, there were 12,292 private sewage systems in Polk County. This number has risen dramatically in the past decade and will continue to rise in the foreseeable future.

Homes and facilities located within 1,000 feet of Wapogasset Lake are required to connect to the centralized sanitary sewer system owned and operated by The Lake Wapogasset and Bear Trap Lake Sanitary District. This facility has the capacity to serve the stated service area. There are no Town facilities connected to the central sanitary sewer system.

Long term impacts that POWTS have on ground water resources are a concern and have been discussed at the regional level including neighboring Counties. More dense development, such as cluster or conservation concepts, with centralized sewer systems



will assist in relieving the pressure on the ground water sources. With any centralized sewer system land application of the treated effluent will be necessary and will likely be a topic of discussion as the Town develops.

Lake Associations place an important role in the overall monitoring of individual septic systems and their impact on water quality. For example, the Apple River Association has conducted infrared testing along the shoreline of the Apple River where population densities are the greatest. The testing has assisted in identifying failed septic systems.

According to the Polk County Land Use Plan, all land area in Polk County (595,840 acres) has either moderate (8,890 acres) or severe (586,950 acres) limitations for septic tank absorption fields.

## ***Water Supply***

All residents in the Town rely on private wells for their domestic water source. The water quality of these private wells can vary depending on the area of the Town that they are located. According to the Polk County Land Use Plan, the principal sources of potable water supplies are the sand and gravel aquifer and the sandstone aquifer. Due to the abundance of water and depth of the sandstone, the aquifer is typically used for wells that require large amounts of water. See the groundwater section of the Agriculture, Natural and Cultural Resources element for maps and discussion of water table and bedrock depths.

According to the Polk County Land Information Department, the only known problems affecting groundwater in the Town of Lincoln are high levels of nitrates. Wisconsin considers any water with levels of nitrates higher than 10 parts-per-million to be contaminated. The Wisconsin Department of Natural Resources recorded nitrate levels from 10-20 in two private wells in the Town of Lincoln in 2004. The most likely causes for such high levels are non-point source pollution from agriculture and residential development.

The majority of the wells experience high iron concentrations with higher amounts seen in the Westwood Estates Development (just west of the City of Amery) and lesser concentrations in the southwest (south of CTH F) of the Town.

According to the Wisconsin Department of Natural Resources, there have been 534 constructed wells in Township 33N Range 17-16W (Lincoln lies in both Range 16W and part of 17W) since 1988.

## ***Stormwater Management***

Stormwater management is a growing concern for all communities. Local, State and Federal regulations regulate stormwater discharge not only to control erosion and sediment transport but to protect the water quality of our natural resources such as wetlands, streams, rivers, ponds, and lakes.



In general, for new development, State and Federal regulations require that amount of stormwater leaving the site after the development is complete shall not exceed the amount that existed prior to development. Control of stormwater runoff is achieved through various “Best Management Practices” including wet and dry retention ponds, infiltration basins, bioretention basins, etc.

For towns and rural communities, the largest hurdle to overcome is not determining whether or not to treat stormwater and how to perform the treatment, but rather how to regulate the on-going maintenance that is required for these facilities to operate properly. Currently, most stormwater treatment facilities for new developments are located on private property and covered by a drainage easement. The residents are essentially responsible for maintaining these facilities. Discussion should continue at the town level on how best to maintain these facilities in the future and possibly even consider a storm water utility that provides funding for operating and maintaining the facilities.

The Town has several stormwater treatment systems but none that are located on Town property. These facilities require annual monitor and will require sediment removal on an as needed basis.

### ***Solid Waste Disposal***

Waterman Sanitation and Waste Management are both available in the area to pick up solid waste. These services are paid for by the individuals who use them. There is no public solid waste disposal, which causes a lot of residents to dispose of their own trash, often in the form of burning it in a steel drum barrel. This is strongly discouraged as the burning of some of the trash releases toxic chemicals into the air. This activity will probably continue, though, as there is no enforcement to burning trash and too few options available for solid waste disposal.

The Lake Wapogasset and Bear Trap Lake Sanitary District is currently considering receiving and composting leaves at their facility.

The Polk County solid waste office is open Monday through Friday from 8:00 a.m. to 4:30 p.m.

### ***Recycling Facilities***

The Town of Lincoln has public recycling facilities located next to the Town Hall which are available each month for a two day period.

When asked if within the next 20 years, the Town will need to **build or expand the recycling** center, over 62% were *in favor* while over 22% of residents *opposed*, while 16% had *no opinion*.

The Polk County Recycling Center is located on State Trunk Highway 8 in St. Croix Falls, WI and open Monday through Friday from 6:30 a.m. to 4:30 p.m. and also on every



1<sup>st</sup> Saturday from 9:00 a.m. to Noon (2<sup>nd</sup> Saturday in July and September). The center is not co-mingled and separates into aluminum, tin, plastic, glass by color, newspapers, shiny paper, and corrugated cardboard.

## **Parks**

The Town does not currently own or maintain any parks. Having park facilities can be the deciding factor when tourists decide where to stay. Besides tourism, homeowners can take parks into consideration. Living nearby a public park can increase property taxes and supply a homeowner with open space that won't be developed. Furthermore, parks allow the opportunity for citizens to enjoy a healthier lifestyle.

When asked if the Town of Lincoln will need to **build or expand parks/open space** within the next 20 years, 14% of residents *strongly agreed*, 41% *agreed*, 20% *disagreed*, 7% *strongly disagreed*, while 18% had *no opinion* on the subject.

The Town owns and maintains three boat landings; one on the Apple River, one on Pike Lake at the Supper Club; and one on Bear Trap Lake (3 parking stalls).

## **Telecommunications**

Amerytel provides phone service to the Town of Lincoln.

## **Power Plants/Transmission Lines**

The Town of Lincoln has two suppliers of electricity; Xcel Energy and Polk-Burnett Cooperative. There is a large transmission line proposed to be installed across the northern section of the Town by Diaryland in the near future.

## **Churches and Cemeteries**

There are two churches in the Town of Lincoln; East Lincoln Alliance Church and cemetery and Amery Free Lutheran Church. There are five cemeteries in the Town including: the Pour Farm Cemetery (abandoned); the Volga Cemetery; the Fox Cemetery; the Free Mission Cemetery; and the East Lincoln Alliance Church Cemetery.



## **Health Care Facilities**

No health care facilities exist in the Town of Lincoln. The Town relies on Amery for these services.

The Amery Regional Medical Center contains a hospital, two nursing homes and two assisted living in a 120,000 square foot facility on a 28 acre lot. The facility boasts a



handful of “green” amenities including rain gardens, green roofs, trails, a raptor nest, pervious surfaces, and plenty of landscaping. As stated on their website, the facility has 42 exam rooms, 3 mental health rooms, and 2 chiropractic treatment rooms along with 25 private patient rooms.

### **Child Care Facilities**

The Polk County Child Support Agency is located Balsam Lake and offers child support determination, collections, and establishing paternity.

### **Police, Fire, and Rescue**

Fire protection is currently provided by contract through the Amery Fire Department. As stated on their website, the Amery Fire Department is a volunteer fire department that protects over 4,000 residents living in an area of 100 square miles in both city and rural areas. The Department moved into a new fire hall in 2004. Other services include EMS, extrication, mutual aid, search and rescue, ice and cold water rescue, and fire prevention and education. Amery Fire Department is dispatched by calling 911 or from the Polk County Sheriff’s Department.



**Amery’s new Fire Station, built in 2004**

The Town relies on Polk County Sheriff for police support. Emergency services are provided by Amery Fire Department and the Amery Ambulance Service.

When asked if they agreed that the Town will need to **build or expand emergency services within the next 20 years**, 11% of residents *strongly agreed*, 41% *agreed*, 19% *disagreed*, 7% *strongly disagreed*, while 22% had *no opinion*.

### **Libraries**

No libraries exist within the Town of Lincoln, but there are a number of resourceful libraries within a twenty minute drive from the Town of Lincoln.

The Amery Public Library is located in the old Amery Hospital Building on Deronda Street (CTH F) in the City of Amery and is open six days a week. The library has five public computers with DSL internet and is known for an excellent summer reading program. They plan on going wireless within the next few years. This library should be able to meet the needs of the Town of Lincoln for the next twenty years.



The Balsam Lake Public Library is located in the Village of Balsam Lake and open five days a week. The library offers books and audio books, videos and DVDs, computer software, internet access, reference materials, magazines and newspapers, local history, and interlibrary loan.

The Clear Lake Library is located in the Village of Clear Lake is open six days a week. It offers internet access, printing and copying services, books, magazines, newspapers, videos, DVDs, audiobooks, and interlibrary loans.

## **Schools**

The Town of Lincoln is split into two school districts: Amery and Clayton. (see School Districts map).

Enrollment in the Amery School District in 2007/2008 is 1,764 students PK-12. Of this enrollment, there are approximately 400 students from the Town of Lincoln. The districts maximum capacity is approximately between 2,250 and 2,400.

Enrollment in the Clayton School District from junior kindergarten to 12<sup>th</sup> grade for the 2007/08 school year was 427 students. Enrollment in the district has actually been decreasing over the past couple of years. However, because the district offers open enrollment, many students living outside of the district have been enrolling; about 57 students were open enrollment students in the 2007/08 school year. Despite having strong support from the community, it also receives extra support from the State because it qualifies as a SAGE (Student Achievement Guarantee in Education Program) school. No projections of future enrollment have been completed by or on behalf of the school district. There is also no known district capacity, but representatives note that there is sufficient space for the foreseeable future. Only a small portion of the Town of Lincoln lies within the Clayton School District and at this time, no students from the Town of Lincoln attend Clayton Schools.

## **Secondary Education Institutions**

There are also a handful of distinct higher education facilities not too far away including:

- University of Minnesota,
- University Wisconsin-River Falls,
- Wisconsin Indianhead Technical College in New Richmond and Rice Lake,
- Chippewa Valley Technical College in River Falls and Menomonie
- University Wisconsin – Stout

Including higher college or graduate school, there were 54 students within the Town of Lincoln in 2000.



**Table 4.1: Town of Lincoln school enrollment (2000)**

	<b>2000</b>
<b>Total (3 years and over enrolled in school)</b>	<b>651</b>
Nursery school, preschool	35
Kindergarten	23
Elementary school (grades 1-8)	311
High school (grades 9-12)	228
College or graduate school	54

**Source:** U.S. Census Bureau, Census 2000

### ***Other Government Facilities***

The Town recently constructed a new Town Hall and garage facility that is located on the southeast side of town (see Community Facilities map).

The Town Hall consists of a meeting room, Town Clerk's office, and garage. The garage contains the following equipment:

- Single-axel dump trucks (41,000 gross vehicle weight)- each with 12 foot plow and 9 foot wing (2)
- 6420 John Deere tractor with long arm for brushing (1)
- 6310 John Deere tractor with a 6 foot side cutter (1)
- 44J Loader- 2 ½ yard with 2 yard clamp bucket (1)

One question on the survey asked residents if they agreed that **within the next 20 years, the Town of Lincoln will need to build or expand the town hall**, 2% strongly agreed with this, 19% agreed, 39% disagreed, 16% strongly disagreed, while 24% had no opinion.

The residents were also asked if the Town would need to expand the **new town shop** within the next 20 years, 28% *agreed* to some degree with this statement, 40% *disagreed* to some degree, while 32% had *no opinion*.



## **SWOT Analysis: Utilities and Community Facilities**

<b>STRENGTHS</b> <ul style="list-style-type: none"> <li>• Sewer located around the lake</li> <li>• Town Hall and maintenance facility</li> <li>• Access to emergency services</li> <li>• Access to good schools, health care, libraries, and fire department</li> <li>• Access to parks</li> </ul>	<b>WEAKNESSES</b> <ul style="list-style-type: none"> <li>• Recycling Container hours too restrictive</li> <li>• Susceptible power lines</li> <li>• Poor cell phone reception</li> <li>• Access to high-speed internet connections</li> <li>• Lack of water access/boat landings</li> <li>• Lack of parks</li> <li>• Lack of swimming facilities</li> </ul>
<b>OPPORTUNITIES</b> <ul style="list-style-type: none"> <li>• Expand Town Hall</li> <li>• Expand lake sewer system</li> <li>• Open land for potential parkland</li> </ul>	<b>THREATS</b> <ul style="list-style-type: none"> <li>• Old septic systems leaching into lakes, streams and ground water.</li> <li>• Dairyland transmission line to be constructed in near future.</li> <li>• Old wells</li> <li>• Large farm operations and the potential conflict with residential uses</li> </ul>

## **Goals, Objectives, Implementation**

**Goal:** Meet the community services and facility needs for the residents of the Town of Lincoln.

### **Objectives:**

- Provide cost-effective services and facilities using environmentally conscious design practices and materials
- Combine services and facilities with neighboring municipalities
- Develop and maintain an effective park and trail system
- Improve public water access

### **Implementation (Policies and Programs):**

- Increase the operation capacity and availability of recycling service at Town Hall
- Ensure stormwater management for agricultural, residential, and commercial development
- Continue to utilize neighboring municipality's schools, libraries, health care, and emergency services
- Apply for funding assistance and grant dollars to establish and improve parks and water access
- Create a parks plan



## AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

### Introduction

Agricultural, natural and cultural resources may interact with other elements in the comprehensive plan. Natural resources are often a defining feature of a given place. Many municipalities or areas are named after their surrounding geography or natural resources. Humans rely on natural resources for purifying our environment, growing food, raw materials, and recreation. In areas of high growth, such as western Wisconsin, natural resources are being threatened from sprawl and increased demand. Planning for the future of the Town's natural resources is important in order to preserve our environment, and indirectly, our health.

According to the Wisconsin DNR, the Town lies inside of the Forest Transition Ecological Landscape. This area is one of 17 ecological landscapes in Wisconsin which differ in ecological attributes and management opportunities. The Town of Lincoln, like most of Polk County, is on moraines of the Wisconsin glaciations. The historic vegetation of this area was primarily northern hardwood forest. These forests were dominated by sugar maple, hemlock, yellow birch, red pine, and white pine.

### ***Agricultural, Natural and Cultural Resources Element Requirements:***

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

*§ 66.1001(2)(e), Wis. Stat.*

### Groundwater

Groundwater is an important resource for Wisconsin as about 75% of residents rely on it for their source of drinking water. About fifteen to thirty percent of all precipitation in Wisconsin ends up as groundwater. There is documentation in some parts of the state of reduction in groundwater recharge due to increases in impervious surfaces and increases in demand. Also, the quality of groundwater has been of concern in parts of Wisconsin where high levels of nitrates and other contaminants have been found.

The depth to the water table is the distance from the land surface to the water table. The depth is greatest (greater than 50' deep) in the far southeastern portion, while large portions in the east and northwest of the Town of Lincoln are between 20'-50' deep (see Depth to Water Table map). The middle, along the Apple River Flowage, and southwestern portions of the Town are the shallowest (0'-20'). The distance the water must flow to the groundwater and the ease of its movement combine to play a significant role in determining the susceptibility of an area to contamination.



Depth to bedrock is the distance to the top of the bedrock, which is the uppermost consolidated deposit. Where the depth to bedrock is shallow, contaminants generally have less contact time with the earth's natural pollutant removal processes found in the unconsolidated surficial deposits. The greater the depth to bedrock, the more likely that the water table is located above the bedrock layer. Bedrock maps published by the Wisconsin Geological and Natural History Survey and the U.S. Geological Survey shows that the bedrock depth in the Town ranges from 100'-200' feet deep in the north half of the Town and 50'-100' feet deep in the south half of the Town (see Depth to Bedrock map).

According to the Polk County Land Information Department, the only known problems affecting groundwater in the Town of Lincoln are high levels of nitrates. Wisconsin considers any water with levels of nitrates higher than 10 parts-per-million to be contaminated. The Wisconsin Department of Natural Resources recorded nitrate levels from 10-20 in one private well in the Town of Lincoln in 2004. The most likely causes for such high levels are non-point source pollution from agriculture and residential development.

When asked if the Town of Lincoln should **implement groundwater protection**, 43.26% *strongly agreed*, 46.51% *agreed*, 2.56% *disagreed*, 1.63% *strongly disagreed*, while 6.05% had *no opinion*.

## **Forests**

There are 17,149 acres of county-owned forest land in Polk County. County forests across the state sustain over 30,000 full-time jobs from logging, transporting, and manufacturing logs to lumber and paper. County forests are also open to the public and provide vast recreation opportunities. There are no County forests in the Town of Lincoln. The Existing Land Cover map provides the locations of coniferous and deciduous forests in the Town of Lincoln.

## **Soils**

According to the soil survey of Polk County, the land surface is strongly affected by thick glacial deposits. Sandstone or limestone bedrock is at or near the surface in only a few places. During the last major glacial advance, ice covered all of Polk County. The ice lowered the pre-glacial relief because it eroded the tops of the bedrock hills more severely than the valley bottoms. Polk County generally has a young drainage pattern and many closed depressions and pothole lakes. As stated in the Polk County Forest Comprehensive Land Use Plan:

*The soils of Polk County have been derived largely from the weathering of the glacial drift deposits and show a great variation within relatively short distances. Since the glacial period, the soils have been modified by water action, wind, and the accumulation and incorporation of organic material. The most extensive soil types on the county forest are the Omega sands located in Sterling Township, and the rolling Rosholt, Cromwell*



*and Menahga soils in Lorain and McKinley Townships. The county forest lies primarily on upland sites but includes imperfectly drained loams, muck, and peat on lowland sites. Detailed soils information is found in the Soil Survey for Polk County.*

There are four general soil associations found in the Town of Lincoln:

### **Amery-Santiago-Magnor**

Nearly level to very hilly, well drained and somewhat poorly drained loamy and silty soils on till plains. This association is on glacial moraines that have short, uneven slopes, short drainageways, and depressions and pothole lakes. Its consists of about 45% Amery soils, 15% Santiago soils, 5% Magnor soils, and 35% soils of minor extent. Amery and Santiago soils are in similar positions on the landscape. Magnor soils are lower on the landscape or in the less sloping areas.

Much of the acreage is used for cultivated crops or pasture. A large acreage, primarily in the northern part of the county, is woodland. Erosion is the main limitation in cultivated areas. Excessive wetness and impoundment of water are additional problems on Magnor soils. If adequately protected against erosion, the major soils have good potential for cultivated crops. The also have good potential for woodland. The potential for residential development is only fair because limitations for septic tank absorption fields are moderate or severe.

### **Rosholt-Cromwell-Mehahga**

Nearly level to very hilly, well drained and somewhat excessively drained loamy and sandy soils on pitted outwash plains. This unit is on pitted glacial outwash plains that have short, uneven slopes, many closed drainage ways, and common depressions and pothole lakes. It consists of about 20% Rosholt soils, 20% Cromwell soils, 18% Menahga soils, and 42% soils of minor extent.

Much of the acreage is used for cultivated crops. Many areas, especially the more sloping areas, are pasture or woodland. Erosion and droughtiness are the main limitations for cultivated land. The potential is poor for cultivated crops and fair or good for woodland. The potential for residential development is good, but the effluent from septic tank absorption fields can pollute groundwater.

### **Antigo-Rosholt**

Nearly level to sloping, well drained silty and loamy sands on outwash plains. This map unit is on broad outwash plains and in some more sloping areas along drainage ways and in depressions. It consists of about 70% Antigo soils, 20% Rosholt soils, and 10% soils of minor extent.



Most areas are used for cultivated crops. Maintaining tilth and controlling erosion in the sloping areas are the main concerns for areas under cultivation. These soils have good potential for cultivated crops, woodland, and residential development.

### **Magnor-Freeon**

Nearly level and gently sloping, somewhat poorly drained and moderately well drained silty soils on till plains. This association is on broad ground moraines that have long, even slopes. It is about 33% Magnor soils, 25% Freeon soils, and 42% soils of minor extent.

Most areas are used for cultivated crops. Wetness and erosion are the main limitations. If adequately drained and protected against excessive erosion, the major soils have good potential against excessive erosion, the major soils have good potential for cultivated crops. The potential for woodland is good. The potential for residential development is poor because limitations are severe for septic tank absorption fields.

### **Soil Maps**

The Natural Resource Conservation Service has established a soil capability classification system in order to evaluate the potential suitability of soils for agricultural production (see Soil Capability map). The map includes a description of each classification and is intended to assist the Town in evaluating areas for continued agricultural productivity. It does this by considering characteristics and suitability for supporting various crops and is based on the limitations of the soil.

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. The USDA Polk County Soil Survey identifies soil limitations for various types of buildings. These limitations are labeled as slight, moderate, and severe. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth the water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. The properties that affect the ease and amount of excavation include depth to the water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or cemented pan, and the amount and size of rock fragments. The Soil Limitations map identifies areas in the Town that have limitations to the construction of dwellings with basements.

- ❖ The data used to create the maps for this section is derived from generalized state information at small scales, and cannot be used for any site-specific purposes.



## Agriculture

Farmland has been the subject of much concern in the past twenty years mainly from the conversion of farmland to development. Urban sprawl continues to utilize prime farmland. It has been said that concrete is the last crop a field will ever grow. This trend has combined with some of the other trends in agriculture, including a decreasing number of farms, greater industrialization, and decreasing reliance on immediate family members for farm labor and management.

### **Farm:**

*Any operation that sells at least one thousand dollars of agricultural commodities or that would have sold that amount of produce under normal circumstances.*

**Source:** USDA

The Program on Agricultural Studies (PATs) is an applied research and extension service created by Wisconsin Legislature in 1990 to gather and interpret data. The following information summarizes agriculture in Polk County and the Town of Lincoln:

- The Town was estimated to have 102 farms in 1990 and 74 in 1997, a decrease of 27.5%. In comparison, the Town of St. Croix Falls had a decrease of 51.7%.
- Between 1990 and 1997, the Town had 588 acres sold out of agriculture. The average value of an acre continuing in agriculture was \$585. Surprisingly, the average value of an acre converted out of agriculture was \$529 (While this seems odd, land has been traditionally valued by its agricultural capabilities).
- The Town of Lincoln had 37 dairy farms in 1997. This number dropped to 18 in 2002.
- In 2000, 180 people in the Town of Lincoln lived on a farm, or 7.8% of the total population.
- In 2000, 47 people were employed adults on a farm in the Town of Lincoln, or 3.8% of the population.
- In Polk County 2000-2002, the average value of an acre continuing in agriculture was \$1,771 while an acre sold out of agriculture was \$2,331; this equals a 132% premium for non-agricultural used land. This premium is actually 1% less than the premium 1995-1999 and 2% less than the premium 1990-1994. This means that the gap between the value of farmland and developed land is closing.
- Between 2000 and 2002, the average total farmland sold annually was 3,981 acres in Polk County. Of these, 2,877 acres were returned to agriculture annually. The remaining 1,104 acres were converted to non-agricultural uses annually, or 28% of land converted.

According to the Polk County Land and Water Resources Department, Wisconsin's Farmland Preservation Law provides tax credits to landowners who have signed a Farmland Preservation Agreement or a Transition Area Agreement. The Exclusive Ag Zoning Program uses the Farmland Preservation Program standards to implement its program. The three purposes of the program are:

1. To help local government preserve farmland through local planning and zoning.
2. To provide tax relief to farmland owners who sign a contract agreeing not to develop their land during the contract period, or if their land is zoned for



exclusive agricultural use. (Only Alden and McKinley Townships have Exclusive Ag Zoning)

3. To encourage conservation practices on farmland.

**In order to be eligible:**

- Parcel must be 35 acres or larger
- Land must produce \$6,000 gross farm receipts in the last year or \$18,000 in the last 3 years or 35 acres or more are enrolled in the federal conservation reserve program.
- Land must be farmed in compliance with county soil and water conservation standards.
- Land must be in agricultural area to be preserved on agricultural preservation plan map.

**Individual:**

- Must be farmer owner.
- Must be resident of Wisconsin.

**Zoning Provisions****Benefits:**

- Landowner is eligible for an income tax credit.
- Landowner is protected from special assessments (such as sewer or water utilities).
- Land must be agricultural or consistent with agricultural use.

**Requirements:**

- Land must be kept in agricultural use.
- Only farm structures can be built (farm structures include housing for farmers, farm workers, and parents or children of the farm operator).
- Conditional use or special exceptions are limited to agricultural-related, religious, utility, institutional or governmental uses.

An Exclusive Agricultural District can be created to protect areas where agricultural production is the dominant land use and where a continuation of such use is in the interest of farm operators and beneficial to the interests of the general public in terms of production of food, fiber and environmental quality. Except for continuation of pre-existing uses, the district would allow very few non-agricultural uses or development. This policy is intended to avoid conflicts which occur when farm and non-farm uses are mixed and to reduce the adverse pressures upon farming caused by speculative land values and consequent increases in property taxes on farmlands. The Polk County Comprehensive Land Use Ordinance contains a list of permitted uses in the district.



## **Environmentally Sensitive Areas**

Polk County has identified a list of sensitive lands which have been identified based on their significance as a valued land in the County.

- Wetlands
- Shorelands
- Floodplains
- Closed Depressions
- Steep slopes
- Woodlands
- Grasslands
- Wildlife, Fishery, Natural and Scientific Areas

## **Threatened and Endangered Species**

According to State Statute 29.415 and Administrative Rule NR27, it is illegal to take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List without a valid permit. No one may process or sell any wild plant that is a listed species without a valid permit.

### ***Threatened Species:***

*Any species which appears likely, within the foreseeable future, on the basis of scientific evidence to become endangered.*

According to the Wisconsin Natural Heritage Inventory (NHI), the Town of Lincoln has known occurrences of rare aquatic species or natural communities. In order to protect these species and communities, the exact locations are rarely given out by the DNR. The list included in the Appendix has been compiled by the NHI. It includes known occurrences of rare species and natural communities in Polk County.

## **Exotic and Invasive Species**

Exotic and invasive species pose a significant threat to the State of Wisconsin. Invasive species can damage the economy, health, ecology, and recreation opportunities of Wisconsin. Some associated impacts from the Wisconsin Council of Invasive Species are as follows:

### **Agriculture:**

- cost of controls and loss of production
- pastures degraded

### **Fisheries:**

- fish habitat degraded
- fishing access disrupted

### ***Exotic Species:***

*A non-native species; one that has been accidentally or deliberately moved by human activity to an area which it is not native to. Exotic species can have damaging effects on the environment since they may lack natural competition.*

### ***Invasive Species:***

*A non-native species whose introduction causes or is likely to cause economic or environmental harm or harm to human health.*

*Source: Wis. State Statute*



**Forestry:**

- limits tree regeneration in forests
- long-term forest production declines due to tree seedlings being out-competed

**Recreation:**

- recreational boating and fishing disrupted
- hunting/hiking land rendered impassable by invasive shrubs

**Tourism:**

- decreased aesthetics resulting in loss of tourism
- human health concerns from toxic and allergenic plants

**Native Ecosystems:**

- displaces native vegetation
- degrades wildlife habitat
- contributes to endangerment of rare plants and animals
- homogenizes the landscape

There are seven plants that have been labeled exotic to Polk County. These include Canada Thistle, Leafy Spurge, Purple Loosestrife, Spotted Knapweed, Curly Leaf Pond Weed, Eurasian Water milfoil, and Reed Canary Grass.

Of these, efforts have recently targeted control of Purple Loosestrife. An inventory was conducted in 2000 to monitor Purple Loosestrife in Polk County and inhibit further spreading. Different methods of control were used on these sites and then checked again in 2005 for evaluation of control methods and re-attempts to control the weeds were made. Throughout this effort, there have been nine areas in Polk County with Purple Loosestrife. One of these is located within the Town of Lincoln by Amery and the Apple River. As stated in the Purple Loosestrife Monitoring in Polk County report:

*Several Sites were listed in Amery and along the Apple River in the 2000 report. However, addresses and descriptions were scarce. Lack of information did not allow us to return to these sites. Five sites were removed from the original list because of control. One site is listed as active, described as "north of the red house on the stumps". This site was found in 2002 and treated with Rodeo. Volunteers are active along the Apple River with Purple Loosestrife Removal. Careful inspection will be given to the Apple River in the summer of 2006.*

Common Buckthorn is an invasive species increasingly found in Polk County. They are tall shrubs or small trees reaching 20-25 feet in height and 10 inches in diameter and grow in large shrub growth forms. It was introduced from Europe and planted in Wisconsin as hedgerows as early as 1849. The seeds can be spread long distances by birds. Once established buckthorn spreads aggressively, invading forests and dominating understory vegetation, replacing native species by forming dense thickets, and shading out native plants. The cost per acre for removal ranges from \$50-\$1,500/acre, depending on density, terrain, and method. For more information regarding identification and



control measures, contact the Wisconsin DNR or the Wisconsin Council of Invasive Species.

## Stream Corridors and Watersheds

The Town of Lincoln is entirely in the St. Croix River Basin, as with most of Polk County. The Town is divided by four watersheds: the Lower Apple River, the Upper Apple River, the Balsam Branch, and the Beaver Brook (see Watersheds map). The Polk County Land Use Plan outlines the general descriptions of the water quality conditions in each of the watersheds and their potential for degradation by non-point source water pollution.

### Watershed:

*A watershed is an area of land that drains its water into a stream, lake, or wetland. The size of a watershed can range from several hundred square miles to only a few square miles.*

**Table 5.1: Town of Lincoln watersheds protection priority**

Watershed	Priority
Upper Apple River	Medium
Lower Apple River	High
Beaver Brook	High
Balsam Branch	High

Source: Polk County Land Use Plan (2003)

## Surface Water

Table 5.2 provides available information inventories on some of the lakes in the Town of Lincoln from the Wisconsin DNR's Lake Book.

**Table 5.2: Town of Lincoln Lakes Information Inventory**

Lake	Area (acres)	Max. Depth	Public Access	Muskie	Northern Pike	Walleye	Largemouth Bass	Smallmouth Bass	Panfish
Bear Trap	241	25'	Boat Ramp	P	P	C	C	-	C
Kenabee	29	7'	-	-	-	-	-	-	-
Lincoln	11	3'	-	-	-	-	-	-	-
Pike	159	33'	Boat Ramp	-	C	P	C	-	A
Wapogasset	1,186	32'	Boat Ramp	P	P	C	C	-	C

P = Present      C = Common

Source: Wisconsin Lake Book – WI DNR

When asked if the **Polk County Zoning Ordinance is doing enough to protect natural waters**, 46.09% said yes, 19.13% said no, while 34.78% had *opinion* or *didn't know*.

When asked if the Town of Lincoln should **implement shoreland/lakefront protection**, 28.17% *strongly agreed*, 46.71% *agreed*, 9.86% *disagreed*, 5.63% *strongly disagreed*, while 9.62% had *no opinion*.



## **Lake and River Associations**

Lake and river associations play an important role in protecting the Town's abundant surface water resources. Most are non-profit, volunteer organizations that work with other regulatory agencies to ensure water and habitat quality by providing funding, services, educational programs, and long range planning.

### **Lake Wapogasset Bear Trap Association**

The Association began in 1911 and its primary focus has been to protect and maintain the water quality of Wapogasset and Bear Trap lakes. The association offers a number of protective and improvement projects, such as:

- Lake Improvement Committee
- Long Range Planning
- Fish Committee
- Neighborhood Watch
- Water Safety Patrol
- Buoy Team
- Dam Maintenance
- Self-Help Monitoring

The Association meets monthly during the summer months and conducts a number of social events each year and information regarding membership, meeting dates, and water quality protection measures can be found on their website:

<http://www.lakewapogasset.com/lakeassn.html>

### **Apple River Association**

The Apple River Association is a group of concerned citizens focused on the future of the Apple River and its watersheds including but not limited to issues concerning development, preservation, safety, and water quality. The Association meets monthly at Amery City Hall and conducts a number of programs and social events in the area. Information regarding meetings dates and events can be found on their website:

<http://www.angelfire.com/ar3/appleriverassoc/>

### **Amery Lakes District**

The Association is focused on promoting shoreland buffers and maintaining surface water quality in the region and meets quarterly.

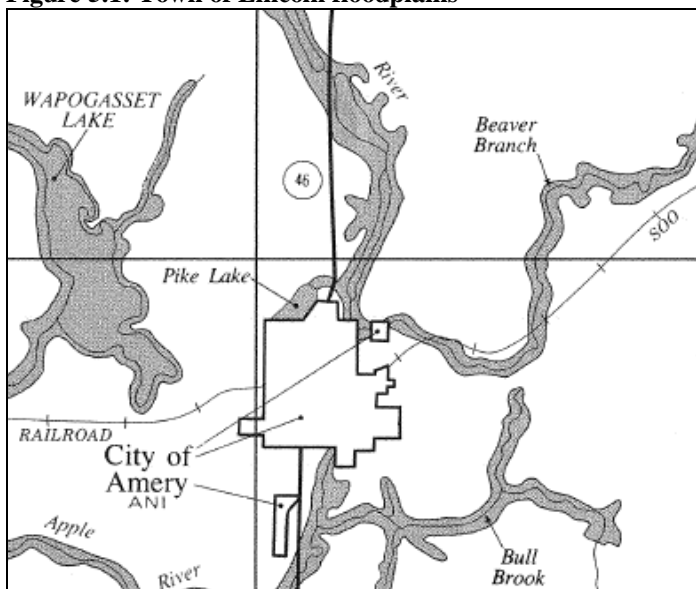
When asked if local organizations, such as **the Apple River Association and the Lake Wapogasset Bear Trap Association**, should be more involved with the Town of Lincoln, 13.06% *strongly agreed*, 44.97% *agreed*, 13.49% *disagreed*, 3.85% *strongly disagreed*, while 24.63% had *no opinion*.



## Floodplains

Floodplains have many important functions to flood and erosion control. Floodplains are natural extensions of waterways and are part of the natural flooding process. They can help retain floodwater, which reduces the flood peak. Floodplains also lower water velocity rates, which give more time for humans to react to floods. They also play a role in groundwater recharge as well as provide natural habitat to countless species. Displacing floodplains only reduces the floodplains capacity and makes the following floods worse; often pushing the flood outside of its historic area. Floodplains consist of any land which may be covered with water during the regional flood, also known as a 100 year flood. The 100 year flood is land that has a 1% chance of flooding in any year.

**Figure 5.1: Town of Lincoln floodplains**



Source: FEMA

## Wetlands

These wetlands have often been labeled as “swamps” or “wasteland” because they were impossible or unproductive to farm, forest, or develop. For most of time, wetlands were filled in or drained in an effort to make better use of the land. These practices have drastically reduced the amount of wetlands today. However, more people today are realizing the critical roles that wetlands have in the natural water cycle as well as the numerous benefits that humans gain by them. Wetlands are home to a number of species since they provide such an abundance of food and habitat. Some species spend their whole lives in a wetland; some spend only a portion of their life, while others rely on wetlands to complete their life cycle. Wetlands also act like sponges. They can take on massive amounts of water during a flood while retaining water during

### Wetlands:

*Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.*

Source: EPA



a drought. Most of the flooding in urban areas is from the loss of wetlands in favor of impervious surfaces. Finally, wetlands help clean and filter surface water in order to replenish groundwater. The Land Cover map displays the locations of wetlands in the Town of Lincoln.

### ***Wildlife Habitat***

Wisconsin has an abundance of natural resources. Early explorers noted the wealth of wildlife and wildlife habitat as they explored the forests, wetlands, and grasslands of the state. Because of this, people from other states come to Wisconsin to experience them, especially when it comes to hunting. Species that are hunted include White-Tailed Deer, Black Bear, Ducks, Geese, Wild Turkey, Pheasant, Mourning Dove, Ruffed Grouse, and Sharp-tailed Grouse.

When asked if the Town of Lincoln should **implement habitat protection**, 29.79% *strongly agreed*, 51.06% *agreed*, 6.86% *disagreed*, 2.36% *strongly disagreed*, while 9.93% had *no opinion*.

### ***Metallic/Non-metallic Mineral Resources***

All counties in Wisconsin were required to adopt an ordinance by June 1, 2001, that establishes a nonmetallic mine reclamation program to promote compliance with state reclamation standards contained in Chapter NR 135 of the Wisconsin Administrative Code.

The Polk County Lime Quarry is located in the Town of Alden and provides a range of products for landscape, construction, and agricultural purposes. The quarry was started in the 1950's for the farming industry. It now serves the public and the county with products such as lime, slag, rip rap, boulders, flat rock, and deco rock to name a few.

### ***Parks and Open Space***

Parks and open space can have many functions for a community. They can be used for recreation, education, flood control, habitat preservation, protection of groundwater recharge areas, air and surface water quality improvement, buffers, and can even increase neighboring property values. Please refer to the Utilities and Community Facilities element for parks and open spaces located within the Town of Lincoln.

### ***Historical and Cultural Resources***

Historic preservation is protection, preservation, rehabilitation, and reconstruction of cultural resources. Cultural resources can include a structure, area, site, object, or community that has historic, archeological, architectural, cultural, or social significance. Preservation gives character, pride, and a sense of meaning to communities and citizens. There are also economic reasons for preservation, such as an increase in tourism, increase in property values, and it can be cheaper than building new.



There are no state registered historic sites currently within the Town of Lincoln. There are, however, numerous sites identified by Polk County as historical. Most of these sites have been marked by the Polk County Historical Site Program. The Polk County Historical Society was founded in 1937 and has been marking hundreds of historical sites all across Polk County. As of February of 2000, the Polk County Historical Society had listed 16 historical sites in the Town of Lincoln. Most of these areas are locations of post offices and schools which no longer exist as well as century farms. The list also includes the location of Kennedy Mill, which was in operation from 1902 until 1944. Of these sites, about 12 have been marked with signs since 2000. Some of these signs are extremely hard to find. Others have been taken down by residents in the past. The following is a list of Historical sites in the Town.

- Volga Community Church – 1910-1941
- Asa W. Fox Century Farm – 1872
- Jerome Freitag Century Farm – 1894
- Hubert Swanson Century Farm – 1879
- Volga Post Office – 1881-1893
- Volga Post Office – 1899-1904
- Lincoln Center Post Office – 1865-1886
- East & Store Post Office – 1886-1892
- Volga Post Office – 1893-1899
- East Post Office – 1874-1886
- Amery Sawmill – 1887
- Volga School – 1870-1961
- Pine Hill School – 1886-1957
- Flannigan School – 1873-1937
- District 6 School – There 1888
- Deronda School 1896-1959

## ***Recreational Resources***

The Town of Lincoln has numerous outdoor recreational opportunities available (see Recreational Opportunities map). Boating, camping, skiing, hiking, hunting, biking, snowmobiling, and running are all offered in the Town. For a complete list of active recreational resources, refer to the Transportation element.

When asked if the Town should **develop biking trails**, 31.82% *strongly agreed*, 42.21% *agreed*, 11.90% *disagreed*, 4.33% *strongly disagreed*, while 9.74% had *no opinion*.

When asked if the Town should **develop hiking/walking trails**, 34.70% *strongly agreed*, 40.52% *agreed*, 11.42% *disagreed*, 4.96% *strongly disagreed*, while 8.41% had *no opinion*.



### **SWOT Analysis: Agricultural, Natural and Cultural Resources**

<b>STRENGTHS</b> <ul style="list-style-type: none"> <li>• High quality groundwater</li> <li>• Well protected surface water</li> <li>• Strong lake and river associations</li> <li>• Good agricultural land</li> <li>• Mathy gravel pit</li> </ul>	<b>WEAKNESSES</b> <ul style="list-style-type: none"> <li>• Quality of surface water</li> <li>• Unsure of location of public lands</li> <li>• Housing taking up quality agricultural lands</li> <li>• Mathy gravel pit</li> </ul>
<b>OPPORTUNITIES</b> <ul style="list-style-type: none"> <li>• Available land for parks/open space</li> <li>• Expansion of recreation facilities</li> </ul>	<b>THREATS</b> <ul style="list-style-type: none"> <li>• Presence of exotic species</li> <li>• Impacts of agricultural irrigation systems on ground and surface water</li> </ul>

### **Goals, Objectives, Implementation**

**Goal:** Preserve and promote the agricultural, natural and cultural resources within the Town of Lincoln.

#### **Objectives:**

- Provide opportunity for additional recreational use without comprising the integrity of the natural resources
- Enforce regulations to preserve, protect, and improve the quality of water resources.
- Restore, maintain, and protect native, natural wildlife habitat and environmentally sensitive areas from exotic and invasive species
- Provide incentives to land owners for preserving the rich soil areas of the Town
- Promote the use of plants in restoration areas and ditches, set aside crop land, etc. that can be used in bio-fuels and/or promote improve habit such as switch grass

#### **Implementation (Policies and Programs):**

- Educate landowners on potential land use options and control measures for exotic and invasive species
- Designate areas for future park expansion
- Work with surrounding municipalities to develop and connect trail systems
- Continue to be involved in local lake and river associations



## ECONOMIC DEVELOPMENT

### ***Introduction***

Economic development is important to the well-being in all communities; the bottom line is money. Money spent in a community increases profit for local businesses, which in turn creates more local job openings, which increases wages and brings more people into the community; the cycle goes on. Increased personal income increases the local tax base, which helps the state, county, or community provide the services which residents expect. Also, the economic expenses of a community are investments towards the future. Economic investments allow communities to decide which direction to take for the future according to their own values and characteristics. The Town of Lincoln is going to experience economic changes irrelevant of any plans that are made. But using comprehensive planning allows for the Town to anticipate these changes and guide development to reflect the community's unique goals and needs. According to the U.S. Economic Development Administration (EDA), a comprehensive economic development framework "is fundamentally about enhancing the factors of productive capacity - land, labor, capital, and technology - of a national, state or local economy." This element will look at the current inventory of businesses and industries as well as trends in the labor force and economic base.

### ***Economic Development Element Requirements:***

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

*Sec. 66.0295(2), Wis. Stats.*

### ***Economic Development Components***

There are five economic development components which have been accepted as essential for community economic development to be effective (adapted from "Learning to Lead: A Primer on Economic Development Strategies," by Maury Forman & Jim Mooney, Washington State, Office of Trade and Economic Development, [www.oted.wa.gov/ed/cea/publications/learningtolead/default.htm](http://www.oted.wa.gov/ed/cea/publications/learningtolead/default.htm)):

#### **Organizational Development**

To start the process, a community or region needs to have an economic development organization which is in place, involved and inclusive. Communities lay the groundwork for economic development activities by undertaking a process to determine a common future vision. By conducting an analysis of current economic conditions and completing a strategic planning process, a community can determine goals and objectives that will address local needs while working to achieve its vision. During this process, a community must also evaluate and identify the most effective organizational structure and potential resources available for carrying out its economic development activities.



## Infrastructure Development

Infrastructure, provided by both government and private business, is the support system needed for producing and delivering goods and services. Traditionally, infrastructure has included all forms of utilities (e.g. water, sewer, gas, electric, telephone), transportation services (e.g. roads, parking, airports, ports, rail), schools, hospitals and other public services sometimes referred to as “social infrastructure.” Communications infrastructure is becoming increasingly important as businesses and residents rely on advanced data, voice and video transmissions. In addition, communities need to consider infrastructure investments in business and industrial parks and to develop an inventory of sites and buildings, including brownfields, suitable for development. Communities must identify both current and future needs and work with both public and private sector providers to ensure the provision of adequate infrastructure.

## Business Development

Business development is the cornerstone of a community’s economic development program. Typically, a community’s business development program includes a mix of three primary strategies: retention and expansion of existing businesses, entrepreneurial development, and business attraction. Within these strategies, a community may seek to target certain types of businesses after conducting an evaluation of the current economic base. Business cluster strategies, working with companies based on various inter-relationships, has become a standard practice in recent years. A community may also focus its efforts on the development or redevelopment of its downtown and/or neighborhood business districts. Increasingly communities are also directing efforts toward the development of capital resources to support local businesses including revolving loan funds, angel networks and venture capital opportunities.

## Workforce Development

Communities need a quality workforce development program in place to stay competitive, to keep existing businesses strong, to keep young people in the community, and to raise residents’ standard of living. Workforce development strategies include developing approaches to enhance the skills of workers so that all residents can become contributing members of the local economy. These strategies involve partnerships with educational institutions, employers, unions and state and local workforce development

### ***Types of Workforce Development Programs:***

1. *School-to-Work Programs*
2. *Apprenticeships/Job-shadowing*
3. *Cooperative Education Programs*
4. *Youth Entrepreneurship Program*
5. *High School Curriculum Development*
6. *Mentoring programs*
7. *On-the-job Training*
8. *Training Workshops*
9. *Customized Labor Training*
10. *Pre-employment Training for Grants*
11. *Mentorship Programs*
12. *Degreed/Credit Educational Programs*
13. *Job Search and Job Placement*
14. *Adults with Barriers: Life Skills*
15. *Language Training*
16. *Literacy/Numeracy Training*
17. *Academic Upgrading*
18. *Job Training and Retaining*
19. *Assistance in removing other barriers such as childcare, transportation, health-related costs, disability-related costs, and skills acceleration*



agencies and organizations. It is helpful to begin looking at this component by completing an analysis of the local labor market. Such an analysis will help to identify significant workforce issues that need to be considered.

### **Community Cash Flow Development**

Communities looking to bring new dollars into a community to ensure a balance of economic activity (or “community cash flow”) can look at two sources of new dollars: those brought in by individuals, and those brought in by entities [organizations, businesses, government]. There are two types of new individual dollars that come into a community: earned income (wage and salary income) and transfer income (nonwage income or generated wealth). New dollars brought into a community by entities or institutions cover a wide range of sources, including tourism, expanding markets, pursuing outside investments, government contracts or grants, and developing support sectors. Many successful economic development strategies, which bring new dollars into a community, are the result of public-private partnerships that focus on serving growing sectors in the economy, and which bring in both individual and institutional dollars.

### **Community Survey**

Responses to questions pertaining to economic development from the Town’s community survey are summarized below:

When asked if the Town should **actively encourage and support new businesses**, 7.08% said *yes, within the Town of Lincoln*, 32.30% said *yes, in the City of Amery*, 53.32% said *yes, in both the Town and Amery*, 2.43% said *no, in either the Town or Amery*, while 4.87% had *no opinion*.

When asked if the Town of Lincoln **needs commercial development**, 16.36% *strongly agreed*, 29.03% *agreed*, 24.65% *disagreed*, 11.75% *strongly disagreed*, while 18.20% had *no opinion*.

When asked if the Town of Lincoln **needs light industrial development**, 15.72% *strongly agreed*, 39.18% *agreed*, 18.91% *disagreed*, 9.34% *strongly disagreed*, while 16.86% had *no opinion*.

When asked if the Town of Lincoln **needs home-based businesses**, 14.94% *strongly agreed*, 46.90% *agreed*, 10.11% *disagreed*, 3.68% *strongly disagreed*, while 24.37% had *no opinion*.

When asked if the Town of Lincoln **needs recreational businesses**, 16.40% *strongly agreed*, 50.58% *agreed*, 10.16% *disagreed*, 3.70% *strongly disagreed*, while 19.17% had *no opinion*.



When asked if the Town of Lincoln **needs agricultural-based businesses**, 17.21% *strongly agreed*, 51.63% *agreed*, 7.91% *disagreed*, 3.02% *strongly disagreed*, while 20.23% had *no opinion*.

## ***Labor Force and Economic Base***

### **Existing Businesses**

As discussed in the Agricultural, Natural and Cultural Resources element, agricultural land uses are predominant throughout the Town. The close proximity to the City of Amery also limits the amount of commercial development in the Town.

The following is a list of some of the businesses and industries located in the Town:

- Lumberyard
- Gas Station/Convenience Store
- Restaurants
- Grocery Store
- Veterinary Clinic
- Auto sales
- Plumbing and Heating services
- Sanitation/Recycling services
- Mobile Home sales
- Auto service and repair
- Real Estate sales

In addition, the Town has a number of home-based businesses that provide services to the Town residents.

### **Education**

Educational institutions are vital for keeping a skilled and competitive labor force. Through increasing technology, many lower skilled jobs are moving out of the country; leaving higher skilled jobs. The greatest number of new job opportunities in Wisconsin will require some type of secondary education. There are a handful of distinct higher education facilities not too far away including the University of Minnesota, University Wisconsin-River Falls, Wisconsin Indianhead Technical College in New Richmond and Rice Lake, Chippewa Valley Technical College, University Wisconsin-Stout, and University Wisconsin-Eau Claire. According to Table 6.1, in 2000 there were 54 students enrolled in college or graduate school.

**Table 6.1: Town of Lincoln school enrollment (2000)**

	<b>2000</b>
<b>Total (3 years and over enrolled in school)</b>	<b>651</b>
Nursery school, preschool	35
Kindergarten	23
Elementary school (grades 1-8)	311
High school (grades 9-12)	228
College or graduate school	54

**Source:** U.S. Census Bureau, Census 2000



### Wisconsin Indianhead Technical College (WITC)

Most training needs among businesses in the region use WITC. Located in New Richmond and Rice Lake, WITC offers associate degrees and vocational education programs in the areas of agriculture, service, health and home economics, business and marketing, trade and industry, and general education, as well as apprenticeship trades.

### Chippewa Valley Technical College (CVTC)

CVTC aims to bring progressive technical education and meet the workforce needs of the region. Although there are campuses located across the state, the two closest to the Town of Lincoln are the River Falls and Menomonie campuses. They are the state's third largest transfer college to the University Wisconsin System. CVTC offers a wide variety of programs, certificates, apprenticeships, and weekend and online courses.

## Employment

The following statistics from the 2000 Census describe the labor force in the Town of Lincoln. These figures represent population 16 years of age or older and are either employed or unemployed but seeking employment. As shown in Table 6.2, the labor force makes up approximately 69% of the Town's population. Of the civilian labor force, approximately 1.7% of residents reported being unemployed in 2000.

**Table 6.2: Town of Lincoln employment status (2000)**

	Number	Percent
<b>Population 16 years and over</b>	<b>1,840</b>	<b>100.0%</b>
In labor force	1,266	68.8%
Civilian labor force	1,264	68.7%
Employed	1,232	67.0%
Unemployed	32	1.7%
Percent of civilian labor force	2.5	(X)
Armed Forces	2	0.1%
Not in labor force	574	31.2%

**Source:** U.S. Census Bureau, Census 2000

The employment data listed in the following tables uses the North American Industry Classification System. According to Table 6.3, the largest percentage of Town residents had management and professional occupations (30.5%) in 2000, followed by sales and office occupations (22.7%) and production, transportation, and material moving occupations (22.2%). These types of occupations are also considered some of the fastest growing in western Wisconsin. They also usually require some level of secondary education, which is why it is important that employees in Polk County are meeting their educational needs.



**Table 6.3: Town of Lincoln occupation characteristics (2000)**

	Number	Percent
<b>Employed civilian population 16 years and over</b>	<b>1,232</b>	<b>100.0%</b>
Management, professional, and related occupations	376	30.5%
Service occupations	159	12.9%
Sales and office occupations	280	22.7%
Farming, fishing, and forestry occupations	14	1.1%
Construction, extraction, and maintenance occupations	130	10.6%
Production, transportation, and material moving occupations	273	22.2%

**Source:** U.S. Census Bureau, Census 2000

According to Table 6.4, the largest percentages of the Town's labor force were employed in the manufacturing (24.6%) and educational, health and social service (20.8%) industries in 2000. According to the Wisconsin DOA, the largest manufacturers in Polk County include Polaris Industries in Osceola, Advanced Food Products, L.L.C. in Clear Lake, Cardinal DGP, LG in Amery, and Bishop Fixtures and Millwork in Balsam Lake. Table 6.6 shows that the majority of workers (76.3%) in the Town of Lincoln are private wage and salary.

**Table 6.4: Town of Lincoln industry characteristics (2000)**

	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	47	3.8%
Construction	105	8.5%
Manufacturing	303	24.6%
Wholesale trade	24	1.9%
Retail trade	126	10.2%
Transportation and warehousing, and utilities	59	4.8%
Information	27	2.2%
Finance, insurance, real estate, and rental and leasing	63	5.1%
Professional, scientific, management, administrative, and waste management services	59	4.8%
Educational, health and social services	256	20.8%
Arts, entertainment, recreation, accommodation and food services	83	6.7%
Other services (except public administration)	35	2.8%
Public administration	45	3.75%

**Source:** U.S. Census Bureau, Census 2000

**Table 6.5: Town of Lincoln worker class (2000)**

	Number	Percent
Private wage and salary workers	940	76.3%
Government workers	164	13.3%
Self-employed workers in own not incorporated business	117	9.5%
Unpaid family workers	11	0.9%

**Source:** U.S. Census Bureau, Census 2000.

Table 6.6 shows the commute characteristics of the Town's residents in 2000. Approximately 81% of workers drove alone to their employment destinations while 11.2% carpooled; the mean commute time was 27.1 minutes in 2000. In Polk County, almost 77% of workers drove alone to work with an average commute time of 28.7 minutes. Recent national trends show an increase in commute times despite the increase in gas prices. High commute times could be a result of the lack of high paying jobs in the



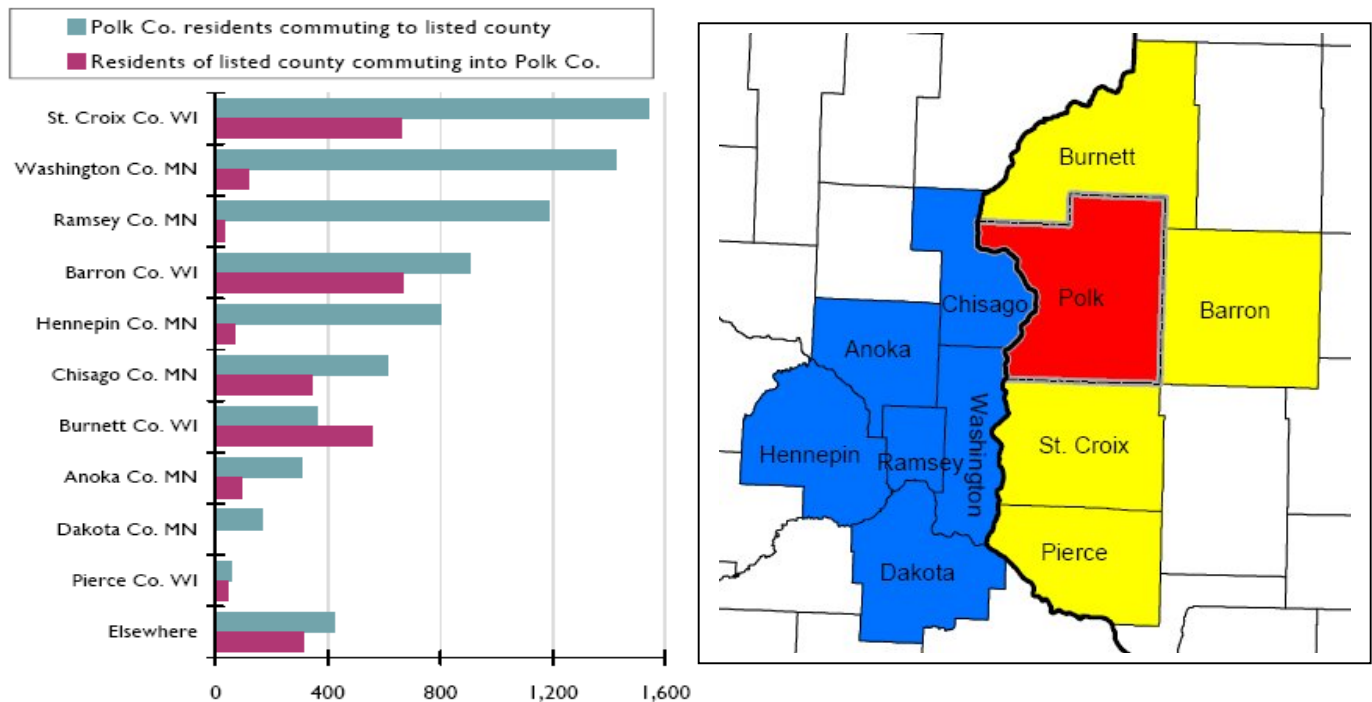
area to support the resident workforce. On the other hand, it shows that the quality of life is high enough in the Town of Lincoln that residents are willing to make long commutes to employment destinations. Figure 6.1 shows that most of Polk County commuter's employment destinations are in St. Croix, Washington, and Ramsey Counties; while large numbers of workers commute to Polk County from St. Croix, Barron, and Burnett Counties.

**Table 6.6: Town of Lincoln commute characteristics (2000)**

	Number	Percent
<b>Workers 16 years and over</b>	<b>1,229</b>	<b>100.0%</b>
Car, truck, or van -- drove alone	995	81.0%
Car, truck, or van -- carpooled	138	11.2%
Public transportation (including taxicab)	5	0.4%
Walked	29	2.4%
Other means	3	0.2%
Worked at home	59	4.8%
Mean travel time to work (minutes)	27.1	(X)

**Source:** U.S. Census Bureau, Census 2000

**Figure 6.1: Polk County commute patterns (2000)**



**Source:** Wisconsin Dept. of Workforce Development



## Income Levels

Table 6.7 shows the Town residents' household income in 1999. The largest percentage of households earned \$35,000-\$49,999 (26.4%). The median household income in the Town was \$45,904 and the per capita income was \$21,788; both of which were higher than in the County (\$41,183 and \$19,129).

**Table 6.7: Town of Lincoln household income (1999)**

	Number	Percent
<b>Households</b>	<b>882</b>	<b>100.0%</b>
Less than \$10,000	34	3.9%
\$10,000 to \$14,999	38	4.3%
\$15,000 to \$24,999	85	9.6%
\$25,000 to \$34,999	111	12.6%
\$35,000 to \$49,999	233	26.4%
\$50,000 to \$74,999	187	21.2%
\$75,000 to \$99,999	87	9.9%
\$100,000 to \$149,999	82	9.3%
\$150,000 to \$199,999	19	2.2%
\$200,000 or more	6	0.7%
Median Household Income (dollars)	\$45,904	(X)

**Source:** U.S. Census Bureau, Census 2000

Table 6.8 shows the Town's median family income in 1999. The largest percentage of families earned \$35,000-\$49,999 (27.4%). The median family income in the Town is \$48,500 which is approximately the same as the Polk County median (\$48,538) and below the Wisconsin median (\$58,647).

**Table 6.8: Town of Lincoln family income (1999)**

	Number	Percent
<b>Families</b>	<b>708</b>	<b>100.0%</b>
Less than \$10,000	19	2.7%
\$10,000 to \$14,999	17	2.4%
\$15,000 to \$24,999	61	8.6%
\$25,000 to \$34,999	81	11.4%
\$35,000 to \$49,999	194	27.4%
\$50,000 to \$74,999	160	22.6%
\$75,000 to \$99,999	81	11.4%
\$100,000 to \$149,999	73	10.3%
\$150,000 to \$199,999	18	2.5%
\$200,000 or more	4	0.6%
Median Family Income (dollars)	\$48,500	(X)

**Source:** U.S. Census Bureau, Census 2000

In 1999, 5.2% of families and 6.2% of individuals were below the poverty level in the Town of Lincoln.

## Per Capita Income:

Historically there have been two different methods of determining personal income in the United States: The Bureau of Economic Analysis's (BEA) personal income and the Census Bureau's money income.

- The BEA personal income is the income received by persons from participation in production, from government and business transfer payments, and from government interest. BEA estimates personal income largely from administrative data sources.
- The Current Population Survey (CPS) Annual Social and Economic Supplement is the source of the Census Bureau's official national estimates of poverty. CPS money income is defined as total pre-tax cash income earned by persons, excluding certain lump sum payments and excluding capital gains.

Even though the data is not as recent, the Census Bureau estimates were used in this plan because BEA data for the Town of Lincoln doesn't exist and because most of the other data used in this plan are from the Census Bureau.

## Poverty:

The Census Bureau bases poverty rates on annual poverty thresholds. In 2004 for example, they defined poverty on average for the following family sizes:

1 person = \$9,643  
 2 people = \$12,335  
 3 people = \$15,071  
 4 people = \$19,311



## **Future Development**

As mentioned before, each element in a comprehensive plan is tied to other elements. In order to have a successful economic development plan, current and future patterns in land use need to be looked at. For example, Wisconsin relies heavily on its natural resources for an economic base, which can bring in a variety of businesses and industries along with employment opportunities. While this will all be addressed in the land use element, the following is a plan on how the Town of Lincoln wants to address economic development for the next 20 years.

### **Desired Businesses and Industries**

It is important for the Town of Lincoln to know what types of businesses and industries are desired within the community. Because the Town is such a rural community; farming, forestry, fishing, and other natural resource-based industries should be considered. Once these desired businesses and industries are decided upon, the Town needs to designate an adequate supply of land for the development of these.

#### **Economic Impact of Tourism in Polk County – 2003**

1. In 2003, travelers spent \$70 million in Polk County compared to \$29 million in 1993.
2. Sixteen percent of all expenditures were made in the winter (\$11 million); twenty percent in the spring (\$14 million); 39 percent in the summer (\$27 million); and 25 percent in the fall (\$18 million).
3. Traveler spending supported 1874 FTE's
4. Local taxes collected as a result of travelers amounted to \$3 million in revenue.

### **Redevelopment Opportunities**

Redevelopment opportunities are parcels of land that had been previously developed and built upon, but are not abandoned or underutilized. Because the Town is mostly rural and undeveloped, there is little opportunity for redevelopment.

### **Brownfields**

Brownfields are abandoned, idle or underused properties where expansion or redevelopment has not occurred due to known or perceived environmental contamination. Brownfield remediation is a special case, recently made feasible by the desire of governments to invest in these types of projects. Since communities pursue brownfield redevelopment to meet economic as well as social goals, programs should track economic benefits, which tend to be measured quantitatively, as well as important social and community benefits, which require additional and qualitative information. This is especially true since brownfield redevelopments usually cost more than an undeveloped site and because brownfield projects often take longer to implement. Successful brownfield remediation requires:



- managing the liabilities
- conducting the clean-up (including finding funding)
- implementing the redevelopment project

### **Remediation and Redevelopment Sites**

The Wisconsin Department of Natural Resources provides information and data about contaminated properties and other activities related to the investigation and cleanup of contaminated soil or groundwater. The Remediation and Redevelopment Map shows specific locations of closed sites, where cleanup has been completed, and open sites where cleanup is underway in the Town. The impacts of development on these sites are important to consider. The map includes the following contamination data:

- investigations and cleanups of contaminated soil and/or groundwater
- public registry of completed cleanups with residual contamination, including environmental land use controls
- cleanup of Superfund sites
- liability exemptions and clarifications at contaminated properties (brownfields)
- DNR funding assistance

### ***County, Regional and State Economic Development Programs***

#### **Local and Regional Sources**

- **Polk County Economic Development Corporation**

This emerging economic development firm is located in Balsam Lake and aims to support the economic growth of Polk County. The firm offers assistance to new businesses and existing businesses. Financial assistance includes help with available grants as well as a Polk County Revolving Loan Fund.

- **Polk County Revolving Loan Fund**

The purpose of the Polk County EDC is to encourage and promote economic development and capital investment in Polk County in order to create and retain attractive jobs for a diverse population, enhance our Community's tax base, and facilitate positive, sustainable economic growth. There are over 200 revolving loan funds in Wisconsin. The uses of these funds are limited by the Federal Guidelines because the loans were initially created from federal funds. The Polk County supervisors decided to consolidate the Polk County Revolving Loan with funds from other counties in western Wisconsin.



- **Micro Loan Program**

The Micro Loan Fund Program provides small loans to startup, newly established, or growing small businesses. The key objective is to assist business owners, who have traditionally had difficulty accessing debt financing, by affording them another alternative to obtaining credit.

*Eligibility:*

- Applicants must be located within the seven county region or propose to locate within the seven county region.
- Have annual sales less than \$1 million OR have 25 or fewer employees.
- Demonstrate ability to repay the loan.

Eligible activities include: new working capital; inventory purchases and supplies; acquisition of equipment, machinery, furniture and fixtures; leasehold improvements; building renovation and rehabilitation; real estate acquisition; natural disaster recovery.

*Finance Terms and Conditions:*

- Loan size can range from \$5,000 up to \$25,000.
- 4% fixed interest rate.
- Repayment terms up to ten years, with the exception of working capital loans which have a maximum term of three years.
- Collateral is required.
- Unlimited personal guarantees are required for any owner with greater than 20% ownership interest in the business.
- All customary out-of-pocket fees and legal costs made in connection with the transaction are the applicant's responsibility.

The Town can either form a committee to administer the funds or allow the County to take control.

- **The West Central Regional Planning Commission**

The West Central Wisconsin Regional Planning Commission is statutorily charged with the responsibility of planning for the physical, social, and economic development of the region. To accomplish this mission, the Commission conducts area wide planning and provides technical assistance to local governments. Their services include economic development, community development, transportation, environment and recreation, and mapping and graphics among others.



- **The Center for Community and Economic Development, University of Wisconsin Extension (CCED).**

The CCED, “creates, applies and transfers multidisciplinary knowledge to help people understand community change and identify opportunities.” Programs that they offer among many others are listed below.

- *community economic analysis*
- *business district and trade area analysis*
- *economic impact analysis*
- *problem definition and solution identification*
- *community economic development strategy building*
- *building social capital*
- *building learning organizations and communities*

### **State Sources**

- **Blight Elimination and Brownfield Redevelopment Program (CDBG-BEBR)**

CDBG-BEBR program is designed to assist communities with assessing or remediating the environmental contamination of an abandoned, idle or underused industrial or commercial facility or site in a blighted area, or that qualifies as blighted. Critical to obtaining a grant...

- **Business Employees' Skills Training (BEST) Program**

This program was established by the Wisconsin Legislature to help small businesses in industries that are facing severe labor shortages upgrade the skills of their workforce. Under the BEST program, Commerce can provide applicants with a tuition reimbursement grant to help cover a portion of the costs associated with training employees. For further information call 1-800-HELP-BUS (1-800-435-7287).

- **Community Based Economic Development (CBED)**

CBED makes grants funds available to local governments for economic development planning, and to development organizations for development projects, business assistance grants and business incubator/technology based incubator grants...

- **Community Development Block Grant (CDBG-ED) Economic Development Program**

This program provides grants to communities to loan to businesses for start-up, retention, and expansion projects based on the number of jobs created or retained.



Communities can create community revolving loan funds from the loan repayments.

- **Community Development Zone Program**

This program promotes a business relocating or expanding to Wisconsin on a particular site in any area of the state that suffers from high unemployment, declining income and property values, and other indicators of economic distress. The program offers tax credits for creating new, full-time jobs, hiring disadvantaged workers and undertaking environmental remediation. Tax credits can be taken only on income generated by business activity in the zone. The maximum amount of tax credits per zone is \$3 million.

- **Customized Labor Training (CLT) Fund**

This program provides training grants to businesses that are implementing new technology or production processes. The program can provide up to 50 percent of the cost of customized training.

- **Dairy 2020 Early Planning Grant Program**

The Dairy 2020 Early Planning Grant program is designed to encourage and stimulate the start up, modernization, and expansion of Wisconsin dairy farms. Under the Dairy 2020 program, Wisconsin Entrepreneurs' Network can provide applicants with a grant to help cover a portion of the cost of hiring an independent third party to develop a comprehensive business plan.

- **Early Planning Grant (EPG) Program**

This program helps individual entrepreneurs and small businesses throughout Wisconsin obtain the professional services necessary to evaluate the feasibility of a proposed start up or expansion.

- **Economic Diversification Loan (EDL) Program**

This program has a goal of diversifying a local community's economy such that it is less dependent upon revenue from Gaming. The EDL program is designed to help businesses establish and expand operations.

- **Economic Impact Loan (EIL) Program**

The goal of this program is to help Wisconsin businesses that have been negatively impacted by Gaming. Recognizing that qualified businesses may have difficulty accessing capital, the EIL program is designed to cover a portion of the cost associated with modernizing and/or improving the businesses operations.



- **Employee Ownership Assistance Loan (EOP) Program**

This program can help a group of employees purchase a business by providing individual awards up to \$15,000 for feasibility studies or professional assistance. The business under consideration must have expressed its intent to downsize or close.

- **Entrepreneurial Training Grant (ETG) program**

Through this program, commerce can provide applicants with a grant to help cover a portion of the cost of attending Small Business Development Center's (SBDC) new Entrepreneurial Training Course. Contact your nearest SBDC to apply.

- **Industrial Revenue Bonds (IRB)**

These are municipal bonds whose proceeds are loaned to private persons or to businesses to finance capital investment projects. All Wisconsin municipalities, cities, villages, and towns are authorized to issue IRB's.

- **Major Economic Development (MED) Program**

This program is designed to assist businesses that will invest private funds and create jobs as they expand in or relocate to Wisconsin.

- **Milk Volume Production (MVP) program**

This program is designed to assist dairy producers that are undertaking capital improvement projects that will result in a significant increase in Wisconsin's milk production. Only those projects that have a comprehensive business plan and can demonstrate that they will have a long term sustainable impact upon Wisconsin's milk production will be successful.

- **Minority Business Development Fund**

This program offers low-interest loans for start-up, expansion or acquisition projects. To qualify for the fund, a business must be 51-percent controlled, owned, and actively managed by minority-group members, and the project must retain or increase employment.

- **Health Professions Loan Assistance Program (HPLAP)**

The Health Professions Loan Assistance Program is designed to provide incentives for physicians, dentists, nurse practitioners, physician assistants, registered dental hygienists and certified nurse midwives to practice in Wisconsin rural and urban medical shortage areas.



- **Public Facilities (CDBG-PF)**

The Wisconsin CDBG-PF program provides grant funds to the States small cities. Eligible communities include all cities, villages, and townships with population of less than 50,000 and all counties except Milwaukee and Waukesha

- **Public Facilities for Economic Development (CDBG-PFED)**

Through this program, communities can access funds to help pay the costs of infrastructure improvements needed to provide for business expansions or start-ups that will result in job creation and substantial private investment in the area.

- **Small Cities Community Development Block Grant (CDBG Emergency Grants)**

This program can assist communities of less than 50,000 population that are faced with emergency repairs and expenditures related to restoring use of its infrastructure that has suffered damages as a result of natural or other catastrophic events.

- **Rural Economic Development (RED)**

The RED program is designed to provide working capital or fixed asset financing for businesses with fewer than 50 employees.

- **Tax Increment Financing (TIF)**

Helps cities, villages, and towns in Wisconsin attract industrial and commercial growth in underdeveloped and blighted areas. A local government can designate a specific area within its boundaries as a TIF district and develop a plan to improve its property values. Taxes generated by the increased property values pay for land acquisition or needed public works.

- **Technology Development Fund (TDF) and Technology Development Loan (TDL)**

These programs help Wisconsin businesses research and develop technological innovations that have the potential to provide significant economic benefit to the state.

- **Wisconsin CAPCO Program**

This program is intended to increase investment of venture capital funds into small business enterprises which have traditionally had difficulty in attracting institutional venture capital.



- **Wisconsin Trade Project Program**

This program can help small export-ready firms participate in international trade shows. The business covers its own travel and lodging expenses. Commerce can then provide up to \$5,000 in reimbursements to a business for costs associated with attending a trade show, such as booth rental, shipping displays or product brochure translation.

- **Entrepreneurial Training Program Grant**

The Entrepreneurial Training Program (ETP) is a course offered through the Small Business Development Center (SBDC) providing prospective and existing business owners with expert guidance through business plan development.

- **Technology Assistance Grant**

The Technology Assistance Grant (TAG) program aids small Wisconsin high-technology businesses in their efforts to obtain seed, early-stage or research and development funding. Eligible project costs are professional services involved in the preparation and review of a federal R&D grant application; in obtaining industry information, data or market research needed to complete applications for R&D or early-stage funding; or in meeting specific requirements to obtain seed or early-stage funding from outside sources.

- **Early Planning Grant**

The Early Planning Grant (EPG) program is designed to help individual entrepreneurs and small businesses throughout Wisconsin obtain the professional services necessary to evaluate the feasibility of a proposed start up or expansion. Under the EPG program, the Wisconsin Entrepreneurs' Network (WEN) with funding from the Wisconsin Department of Commerce can provide applicants with a grant to help cover a portion of the cost of hiring an independent third party to develop a comprehensive business plan.

- **Investors and Entrepreneurs Clubs**

The Wisconsin Entrepreneurs' Network (WEN), with financial support from the Wisconsin Department of Commerce, offers Wisconsin communities seed money to help form their own Investors and Entrepreneurs (I&E) Clubs or enhance or strengthen an existing I&E Club; up to \$1,000 is available.

- **Wisconsin Economic Development Association (WEDA)**

WEDA is a statewide non-profit organization dedicated to expanding the economy of the State of Wisconsin. Since 1975 WEDA has successfully represented the collective economic development interests of both the private and



public sectors by providing leadership in defining and promoting statewide economic development initiatives. WEDA maintains Executive and Legislative Directors to administer and direct WEDA's ambitious activities and programs.

### ***SWOT Analysis: Economic Development***

<b>STRENGTHS</b> <ul style="list-style-type: none"> <li>• Proximity to airports</li> <li>• Proximity to City of Amery</li> <li>• Large workforce</li> <li>• Major road access</li> <li>• Available financing</li> <li>• Close to good medical facilities</li> <li>• Recreational opportunities</li> <li>• Open land suitable for development</li> <li>• Agri-business opportunities</li> <li>• Proximity to higher education institutions</li> <li>• Emergency services</li> <li>• Quality public schools</li> <li>• High quality life</li> </ul>	<b>WEAKNESSES</b> <ul style="list-style-type: none"> <li>• Lack of facilities in Town</li> <li>• Lack of commercial uses</li> <li>• Lack of industrial sites</li> <li>• Lack of parks</li> </ul>
<b>OPPORTUNITIES</b> <ul style="list-style-type: none"> <li>• Low property taxes</li> <li>• Promoting agri-business</li> <li>• Promote funding sources</li> <li>• TIF district creation</li> <li>• Commercial development around the lake</li> <li>• Recreational businesses</li> <li>• New St. Croix River Bridge</li> </ul>	<b>THREATS</b> <ul style="list-style-type: none"> <li>• Rising cost of fuel</li> <li>• Big-box businesses</li> <li>• Loss of rural character</li> <li>• Development restrictions</li> <li>• Increased services</li> <li>• New St. Croix River Bridge</li> <li>• Increased development pressure</li> <li>• Long commute times</li> </ul>

### ***Goals, Objectives, Implementation***

**Goal:** Promote economic development in the Town of Lincoln that does not compromise the rural character.

#### **Objectives:**

- Increase agricultural employment
- Promote tourism and recreational opportunities in the Town
- Promote commercial development that supports the recreational opportunities in the Town
- Identify current high-wage paying industries and help them expand



**Implementation (Policies and Programs):**

- Encourage development along transportation corridors (STH 46)
- Work with adjacent municipalities to collaborate on new development
- Promote economic development financing tools to current and prospective businesses
- Establish a committee to administer micro loans



## INTERGOVERNMENTAL COOPERATION

### Introduction

According to the Wisconsin Department of Administration, the State ranks thirteenth nationwide in total number of governmental units and third nationwide in governmental units per capita. Having so many governmental units allows for very local representation and means that Wisconsin residents have numerous opportunities to participate in local decision-making. Benefits of intergovernmental cooperation include:

- **Cost savings**

Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly.

- **Address regional issues**

By communicating and coordinating their actions, and working with regional and state jurisdictions, local communities are able to address and resolve issues which are regional in nature.

- **Early identification of issues**

Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before the political stakes have been raised, and before issues have become conflicts or crises.

- **Reduced litigation**

Communities that cooperate are able to resolve issues before they become mired in litigation. Reducing the possibility of costly litigation can save a community money, as well as the disappointment and frustration of unwanted outcomes.

- **Consistency**

Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.

- **Predictability**

Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.

### **Intergovernmental Cooperation Element Requirements:**

*A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall incorporate any plans or agreements to which the local governmental unit is a party under §66.0301, §66.0307, §66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.*

*§66.1001(2)(g), Wis. Stats.*



- **Understanding**

As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them.

- **Trust**

Cooperation can lead to positive experiences and results that build trust between jurisdictions.

- **History of success**

When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.

- **Service to citizens**

The biggest beneficiaries of intergovernmental cooperation are citizens for whom government was created in the first place. They may not understand, or even care about, the intricacies of a particular intergovernmental issue, but all Wisconsin residents can appreciate their benefits, such as cost savings, provision of needed services, a healthy environment and a strong economy.

Because the Town of Lincoln is a smaller rural community, it relies heavily on neighboring municipalities to provide services, and therefore, intergovernmental cooperation is a very important element to the Town.

**Distinguishing between Intergovernmental Agreement Types**

	<b>General Agreements</b> (§ 66.0301, Stats.)	<b>Stipulations &amp; Orders</b> (§ 66.0225, Stats.)	<b>Revenue Sharing Agreements</b> (§66.0305, Stats.)	<b>Cooperative Boundary Agreements</b> (§66.0307, Stats.)
Used for?	Services	Boundaries	Revenue sharing	Boundaries, services, revenue sharing
Binding with boundaries?	No	Yes, so long as any party is willing to seek enforcement of the agreement	Yes, period fixed by participants (10 year minimum)	Yes, period fixed by participants (10 years or longer with MBR approval).
Notice required?	No	Yes	Yes	Yes
Public hearing required?	No	No	Yes	Yes
Referendum?	No	Binding referendum possible	Advisory referendum possible	Advisory referendum possible
Who decides?	Participating municipalities	<ul style="list-style-type: none"> <li>• Municipalities involved in the lawsuit</li> <li>• Judge</li> <li>• Area residents (if they request a referendum)</li> </ul>	Participating municipalities	<ul style="list-style-type: none"> <li>• Participating municipalities</li> <li>• MBR</li> </ul>
Who reviews or comments?	Participating municipalities	<ul style="list-style-type: none"> <li>• Municipalities involved in the lawsuit</li> <li>• Judge</li> <li>• Area residents (if they request a referendum)</li> </ul>	<ul style="list-style-type: none"> <li>• Participating municipalities</li> <li>• Residents</li> </ul>	<ul style="list-style-type: none"> <li>• Participating municipalities</li> <li>• MBR</li> <li>• Area jurisdictions</li> <li>• State agencies</li> <li>• RPC</li> <li>• County</li> <li>• Residents</li> </ul>



## Adjacent Local Governments

The Town borders the City of Amery, and the Towns of Garfield, Balsam Lake, Apple River, Beaver, Clayton, Clear Lake, Black Brook, and Alden.

### Libraries

No libraries exist within the Town of Lincoln, but there are a number of resourceful libraries within a twenty minute drive from the Town of Lincoln: Amery Public Library, Balsam Lake Public Library, and the Clear Lake Public Library. Additional information about their location and services is included in the Utilities and Community Facilities element.

### School Districts

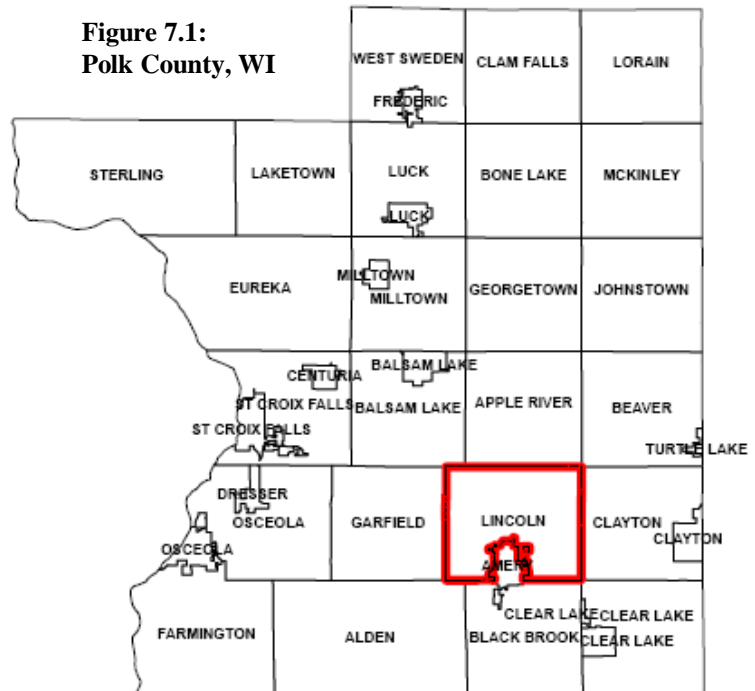
The vast majority of the Town of Lincoln is within the Amery School District; some portions on the east side of the Town are within the Clayton School District (see School District map).

### Road Maintenance

The Town contracts with private companies to complete major road maintenance on Town roads, but has the equipment to complete minor jobs such as patching and other repairs.

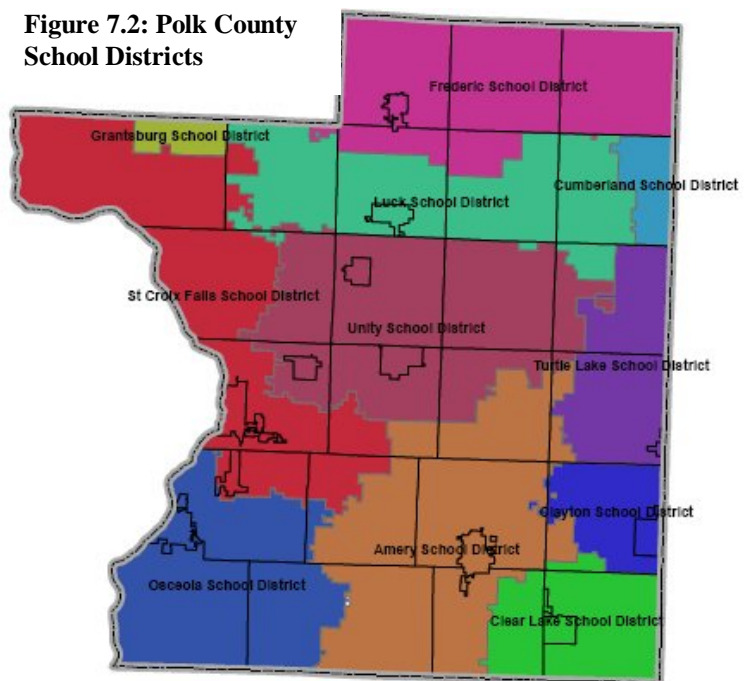
The Town uses its own equipment to plow snow on Town roads.

**Figure 7.1:**  
Polk County, WI



Source: Polk County (2008)

**Figure 7.2: Polk County**  
School Districts



Source: Polk County (2008)



## ***Solid Waste Disposal and Recycling Facilities***

Residents and businesses in the Town of Lincoln contract directly with private solid waste disposal companies. The companies available in the area include:

Waterman Sanitation: 715-268-6471

Waste Management: 800-782-7347

The nearest recycling drop-off sites for Town residents are in Amery and the Polk County Recycling Center in St. Croix Falls.

## ***Private Utilities***

Private utility services are provided to each resident within the Town of Lincoln. Some of the current service providers include:

Telephone and internet services: Amerytel

Gas and electric services: Polk-Burnett Cooperative / Xcel Energy

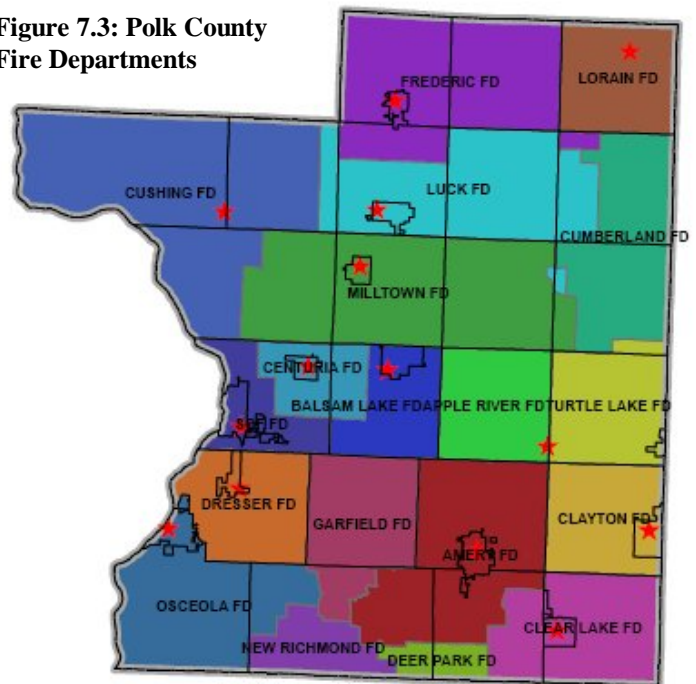
General utility locates: Digger's Hotline (Dial 811)

## ***Police, Fire, and Rescue Services***

The Town relies on the Polk County Sheriff for police support. Emergency services are provided by the Amery Fire Department and Municipal Ambulance Service, which is owned by all seven of the municipalities it serves.

Fire protection is currently provided by contract through the Amery Fire Department. The Amery Fire Department is a volunteer department that protects over 4,000 residents living in an area of 100 square miles in both city and rural areas. The Department moved into a new fire hall in 2004. Other services include EMS, extrication, mutual aid, search and rescue, ice and cold water rescue, and fire prevention and education. The Amery Fire Department is dispatched by calling 911 or from the Polk County Sheriff's Department.

**Figure 7.3: Polk County Fire Departments**



**Source:** Polk County (2008)



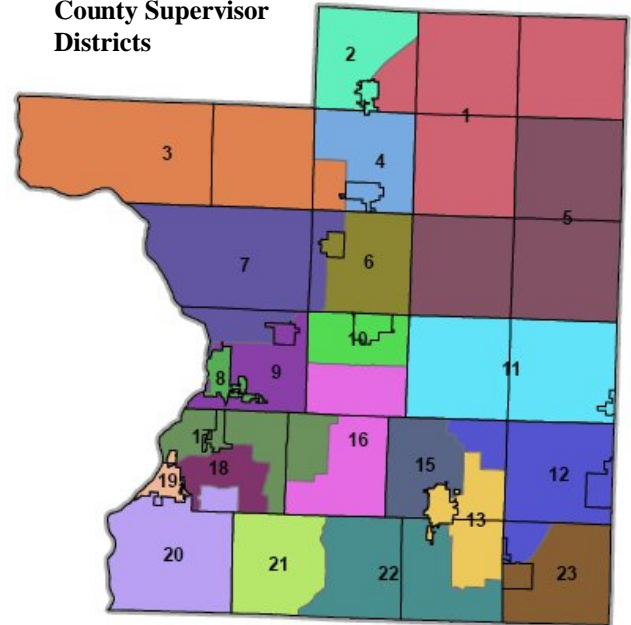
## County

The Town of Lincoln is in Polk County. The County provides a number of services to the Town, including:

- Police protection
- Recycling services
- Completion of tax statements by County Treasurer
- Joint purchasing of supplies
- Economic Development
- Zoning/land use planning

Additional information on services that are offered by Polk County can be found at [www.co.polk.wi.us](http://www.co.polk.wi.us)

**Figure 7.4: Polk County Supervisor Districts**



Source: Polk County (2008)

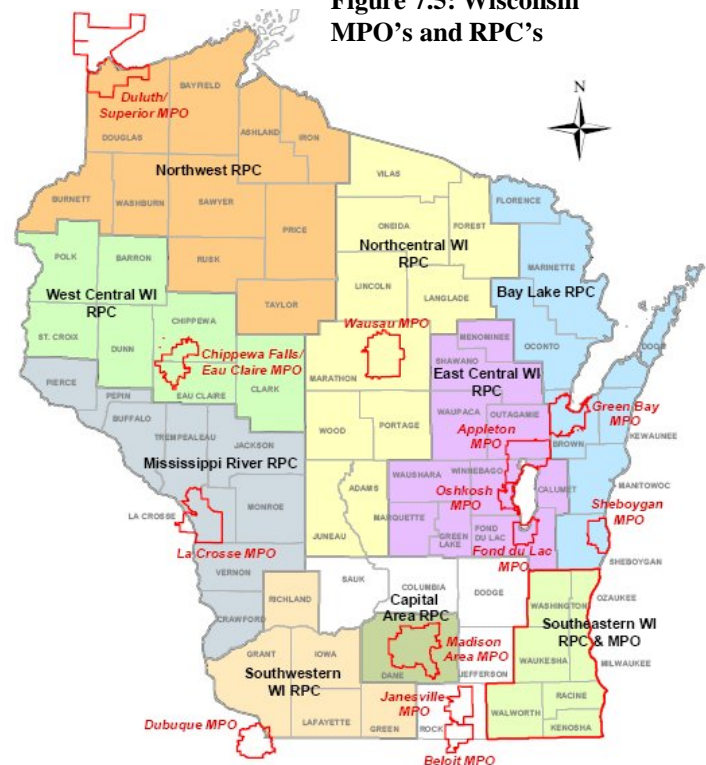
## Regional

### West Central Wisconsin Regional Planning Commission

The West Central Wisconsin Regional Planning Commission is statutorily charged with the responsibility of planning for the physical, social, and economic development of the region. To accomplish this mission, the Commission conducts area wide planning and provides technical assistance to local governments. They provide the following services:

- economic development
- community development
- transportation
- environment and recreation
- mapping and graphics

**Figure 7.5: Wisconsin MPO's and RPC's**



Source: WisDOT (2008)



## State

The State of Wisconsin has numerous departments that impact the way of life in the Town of Lincoln. Some of the more influential departments include:

### Department of Natural Resources (DNR)

The DNR performs a variety of responsibilities for environmental quality, state parks, and recreation. The department is divided into five regions of the State. The Town of Lincoln is located within the Northern region.

Figure 7.6: WDNR Regions



Source: WDNR (2008)

### Department of Commerce (DOC)

The Department of Commerce administers and enforces state laws and regulations regarding building construction, safety, and health. Plan review and site inspection are part of the department's responsibilities in protecting the health and welfare of people in constructed environments.

### Department of Agriculture, Trade and Consumer Protection (DATCP)

The main responsibilities of this department concern the farmland preservation program and certain agricultural practices.

### Department of Transportation (WisDOT)

This department is divided into eight districts for administrative and programmatic purposes. The Town of Clayton is located in District 6. The district office is located in Eau Claire.

Figure 7.7: WisDOT Districts



Source: WisDOT (2008)

### Department of Revenue (DOR)

The DOR is responsible for assessing real estate.

### Department of Administration (DOA)

The Department of Administration carries out a number of functions. The DOA supports other state agencies and programs with services like centralized purchasing and financial management. The department also helps the Governor develop and implement the state budget.



The Division of Intergovernmental Relations (DIR), which operates within the DOA, provides a broad array of services to the public and state, local and tribal governments. It supports counties, municipalities, citizens and businesses by providing support services in land use planning, land information and records modernization, municipal boundary review, plat review, demography and coastal management programs. It analyzes federal initiatives to ensure Wisconsinites receive a fair return on the tax dollars they send to Washington. DIR also works to strengthen the relationship between the state of Wisconsin and the governments of the state's 11 Native American Tribes. The DIR also reviews Comprehensive Plans.

The Demographic Services Center, which operates within the DIR, develops population projections by age and sex for the counties; population projections of total population for all municipalities; and estimates of total housing units and households for all counties. In addition, it is an information and training resource liaison with the U.S. Bureau of the Census through the State Data Center program.

## ***Other Governmental Units***

### **Wisconsin Towns Association (WTA)**

The Wisconsin Towns Association is a non-profit, non-partisan statewide organization created under s. 60.23(14) of the Wisconsin Statutes to protect the interests of the state's 1,259 towns and to improve town government. The association is organized into six districts and is headquartered in Shawano. WTA relies on regular district meetings, an annual statewide convention, publications, participation in cooperative training programs and other means to support the goal of keeping grassroots government strong and efficient in Wisconsin.

### **1,000 Friends of Wisconsin**

1,000 Friends of Wisconsin was created to protect and enhance Wisconsin's urban and rural landscapes by providing citizens with the inspiration, information and tools they need to effectively participate in the decisions that have the greatest impact on community health: where we live, work, learn, play and how we get from one place to another. They accomplish their work through three major efforts:

1. Promoting Implementation of Smart Growth
2. Policy Development and Advocacy
3. Research and Information Sharing

## ***Ideas for how to combine and cooperate with services***

- Voluntary assistance (mutual aid)
- Renting equipment
- Sharing municipal staff
- Trading services
- Contracting
- Consolidating services



When asked if the Town of Lincoln should **share staff and/or equipment with neighboring municipalities**, 12.22% *strongly agreed*, 53.11% *agreed*, 16.00% *disagreed*, 3.56% *strongly disagreed*, while 15.11% had *no opinion*.

### ***Existing and Potential Conflicts***

At this time the Town of Lincoln does not have any existing conflicts relating to intergovernmental cooperation. Potential conflicts in the future include the following:

- Maintenance of adjoining roads
- Annexation issues with the City of Amery
- Potential extension of municipal sewer and water
- Fire Department service area limits
- County acquisitions of Town roads

### ***Conflict Resolution***

The Comprehensive Planning Law requires that the intergovernmental cooperation element addresses a process that the community can use to resolve conflicts.

Recommended methods for conflict resolution include:

- **Mediation**

Easily the most recommended form of conflict resolution. Mediation is a cooperative process involving two or more parties and a mediator. The Mediator acts as a neutral third party and is highly trained in conflict resolution to help all parties reach a mutually acceptable settlement. A mediated outcome is often more favored by both sides of the disputing parties, is settled faster, and costs less than a prolonged law suit.

Possible mediators could include County Planning agency staff, Regional planning commission staff, UW Extension agents, and retired or active judges and attorneys.

- **Binding arbitration**

This is a process where a neutral person is given the authority to make a legally binding decision and is used only with the consent of all of the parties. The parties present evidence and examine witnesses and the arbitrator makes a determination based on evidence.

- **Non-binding arbitration**

This is another technique in which a neutral person is given the authority to render a non-binding decision as a basis for subsequent negotiation between the parties after the parties present evidence and examine witnesses.



- **Early neutral evaluation**

Early neutral evaluation is a process in which a neutral person evaluates brief written and oral presentations early in the litigation process. The neutral person provides an initial appraisal of the merits of the case with suggestions for conducting discovery and obtaining a legal ruling to resolve the case as efficiently as possible.

- **Focus group**

These can be used to resolve disputes by using a panel of citizens selected in a manner agreed upon by all of the parties. The citizens hear presentations from the parties and, after hearing the issues, the focus group deliberates and renders an advisory opinion.

- **Mini-trial**

These consist of presentations by the parties to a panel selected and authorized by all the parties to negotiate a settlement of the dispute that, after the presentations, considers the legal and factual issues and attempts to negotiate a settlement.

- **Moderated settlement conference**

This is a process in which conferences are conducted by a neutral person who hears brief presentations from the parties in order to facilitate negotiations. The neutral person renders an advisory opinion in aid of negotiation.

- **Summary jury-trial**

A technique where attorneys make abbreviated presentations to a small jury selected from the regular jury list. The jury renders an advisory decision to help the parties assess their position to aid future negotiation.



### **SWOT Analysis: Intergovernmental Cooperation**

<b>STRENGTHS</b> <ul style="list-style-type: none"> <li>• Cooperation among neighboring municipalities</li> <li>• Shared services</li> <li>• Quality school district</li> <li>• Quality equipment</li> </ul>	<b>WEAKNESSES</b> <ul style="list-style-type: none"> <li>• Lack of communication with Amery over future growth plans</li> <li>• Fire department service area</li> <li>• Fire department funding</li> </ul>
<b>OPPORTUNITIES</b> <ul style="list-style-type: none"> <li>• Increase communication with neighboring municipalities</li> <li>• Work with neighboring municipalities to expand recreational opportunities</li> <li>• Joint agreement to handle recycling services</li> </ul>	<b>THREATS</b> <ul style="list-style-type: none"> <li>• Future annexation issues</li> <li>• Lack of communication among municipalities and agencies</li> <li>• Lack of reliable cell phone service</li> <li>• Polk County future zoning/land use plans</li> </ul>

### **Goals, Objectives, Implementation**

**Goal:** Establish a cooperative and mutually beneficial relationship with adjacent municipalities and jurisdictions.

**Objectives:**

- Work with other local governments, state agencies, school districts, lake associations, etc. on land use and community development issues of mutual concern
- Maintain open communication
- Minimize costs of services and facilities
- Offer a forum for joint meetings

**Implementation (Policies and Programs):**

- Work to resolve actual and potential conflicts
- Distribute inventory list to all neighboring municipalities
- Conduct yearly meeting with the Lake Wapogasset Bear Trap Association and the Lake Wapogasset Sanitary Sewer District to share concerns
- Establish communication with the City of Amery concerning future growth plans



## LAND USE

### Introduction

The Land Use element relates to all other elements and determines how the Town wants to grow in the next five, ten, fifteen, and twenty years. This element describes existing land use patterns and sets forth a plan for future land use that is consistent with the Town's vision. The identified future land use guides the Plan Commission, the Town Board, property owners, developers, and others in decisions relating to the type, location, and density of future development in the community. It also serves as the basis for updating the ordinances, regulations, and other implementation tools.

According to the *Guide to Community Planning in Wisconsin*, "planning is a way to improve local decisions that affect land." Sound land use planning can:

- Provide a way to make more informed decisions
- Coordinate individual decisions and actions so that development decisions complement each other rather than detract from one another
- Provide facts on current conditions and trends
- Assist communities in evaluating future development proposals in light of community objectives
- Explore alternatives
- Provide a common framework for dealing with community change

### Community Survey

Responses to questions pertaining to land use from the Town's survey are summarized below:

When asked about their opinion toward future growth and development in the Town of Lincoln, 18.80% responded: *We need to support and encourage growth and development*; 52.56% responded: *The Town of Lincoln is going to grow, but we need to manage it*; 6.41% responded: *We need to slow down the rate of growth and development in the Town of Lincoln*; 15.60% responded: *I would like to see Lincoln stay the way it is*; while 6.62% were *Not sure*.

### Land Use Element Requirements:

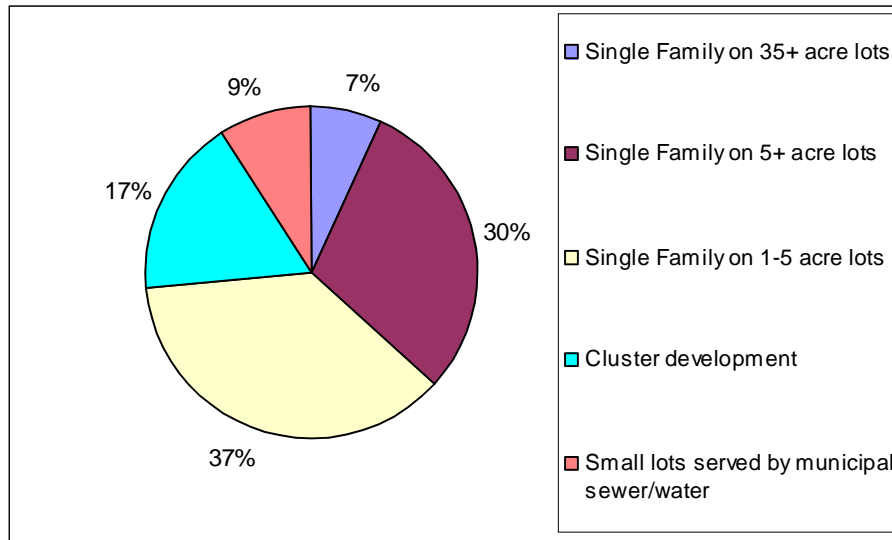
*A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity, and net density of existing uses of land in the local governmental unit, such as agricultural,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

§66.1001(2)(h), Wis Stats



Figure 8.1 shows responses to the survey question: *Which of the following options best describes your ideas on the optimal size of parcels/lots for new residential development?* The highest percentage answered that single family homes on 1-5 acre lots were preferable (36.82%).

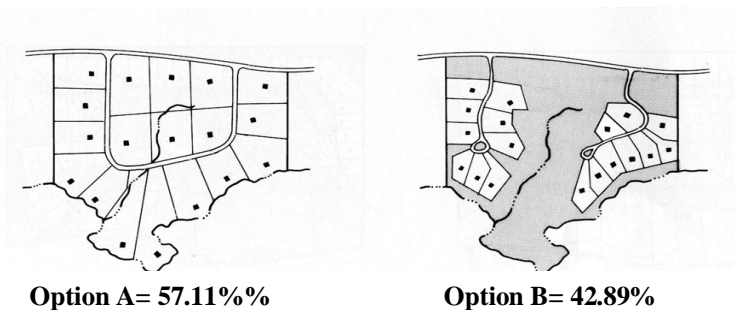
**Figure 8.1: Town of Lincoln optimal lot size for new residential development (2008)**



**Source:** Town of Lincoln Community Survey (2008)

Figure 8.2 shows responses to the question: *Do you prefer conventional residential development with large lots (OPTION A) or clustered development (OPTION B)?* The majority of respondents preferred the conventional option (57.11%) over the clustered option (42.89%).

**Figure 8.2: Town of Lincoln preferred subdivision type (2008)**



**Source:** Town of Lincoln Community Survey (2008)

When asked how they would rate the **current efforts by the Town of Lincoln to regulate and guide development**, 11.55% responded: *too much planning and too many regulations*; 28.87% responded: *about the right amount of planning/regulations*; 18.71% responded: *not enough planning and regulations*; while 40.88% had *no opinion*.



When asked how they would rate the **current efforts by Polk County to regulate and guide development**, 22.58% responded: *Too much planning and too many regulations*; 24.42% responded: *About the right amount of planning/regulations*; 17.97% responded: *Not enough planning and regulations*; while 35.02% had *No opinion*.

When asked if the Town of Lincoln should **limit lot creation on agricultural land**, 25.00% *strongly agreed*, 37.50% *agreed*, 18.03% *disagreed*, 6.25% *strongly disagreed*, while 13.22% had *no opinion*.

## Existing Land Use

Table 8.1 breaks down the number of assessed acres in the Town of Lincoln according to the Wisconsin Department of Revenue. The table shows changes in assessed land uses between 2000 and 2005. Residential and commercial were the only assessed land uses that increase acreages over the 5 year span.

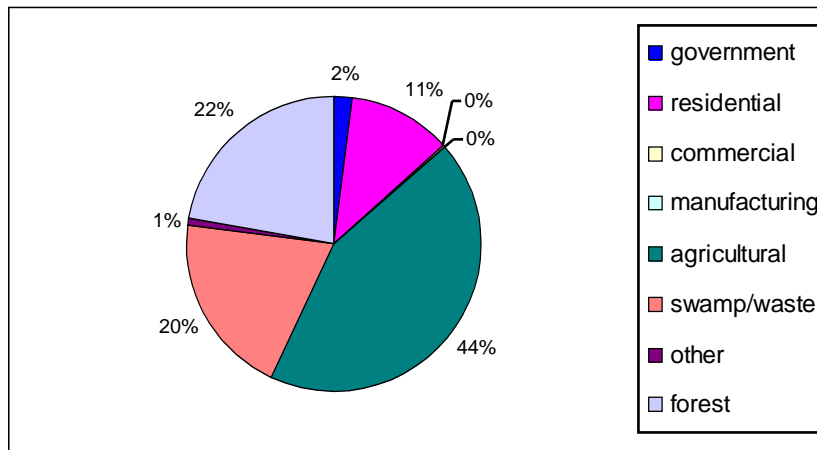
**Table 8.1: Town of Lincoln assessed land use acreage data (2000-2005)**

Use (assessed)	2000	2001	2002	2003	2004	2005	Percent Change (2000-2005)
Government	0	0	0	0	0	470	(X)
Residential	1,922	2,878	2,180	2,395	2,467	2,559	33.1%
Commercial	63	63	63	65	67	67	6.3%
Manufacturing	0	0	0	0	0	0	0.0%
Agricultural	10,534	10,437	10,188	9,885	9,890	9,816	-6.8%
Swamp/Waste	6,726	4,286	4,450	4,538	4,566	4,580	-31.9%
Forest	5,228	5,195	5,230	5,204	5,094	5,061	-3.2%
Other	140	139	137	148	149	145	3.6%
<b>Total</b>	<b>24,613</b>	<b>22,998</b>	<b>22,248</b>	<b>22,235</b>	<b>22,233</b>	<b>22,698</b>	<b>-7.8%</b>

**Source:** Wisconsin Department of Revenue

Figure 8.3 shows the breakdown of assessed land uses in the Town of Lincoln for 2005. Agricultural (44%) and forest (22%) land uses dominated the total acreage for the Town, while residential land use occupied just 11% in 2005.

**Figure 8.3: Town of Lincoln assessed land use acreages (2005)**



**Source:** Wisconsin Department of Revenue



## Land Use Classifications

The Existing Land Use map was created using digital parcel data from the Polk County Land Information Department and 2007 tax roll data from the Polk County Treasurer and Town Assessor. The land use classifications are based on the assessment codes given to each parcel in the tax roll data and are detailed in Wis. Stats. §70.32(2)a. The following land use classifications are included on the Existing and Future Land Use maps:

- **Residential:** Parcels of untitled land that is not suitable for the production of row crops, on which a dwelling or other form of human abode is located and which is not otherwise classified. Parcels of land that were assessed residential do contain any land assessed as agricultural. Many of the larger parcels (over 4 acres) could also have a significant amount of forest or undeveloped assessed acres.
- **Commercial:** All lands used for commercial purposes; including wholesale and general retail, financial institutions, indoor recreation and entertainment. Parcels with any commercial assessed property were entirely identified as commercial in order to make their appearance well known on the map. This means that commercial assessed land does not necessarily comprise the majority use on some of the parcels.
- **Agricultural:** Parcels, exclusive of buildings and improvements, which are devoted primarily to agricultural use. Parcels that have any amount of land assessed as agricultural and do not contain any land assessed as residential. These areas include all land under cultivation for row crops, small grains, and hay as well as any structures associated with a farming operation that includes residence, barns, and other outbuildings. Also included are lands not currently under agriculture such as pasture, fields under the conservation reserve program, and prairie.
- **Farmstead:** Parcels that have both residential and agricultural assessed land. This category is meant to distinguish between large lot residential parcels and parcels that are primarily used for agriculture but also contain some residential assessed acreage. This is not a statutorily defined category.
- **Manufacturing/Industrial:** Parcels used in manufacturing, assembling, processing, fabricating, making or milling tangible personal property for profit. Manufacturing land uses also includes warehouses, storage facilities and office structures when the predominant use of the warehouses, storage facilities and offices is in support of the manufacturing property.

### **Land Use:**

*A representation of physical uses of land by categories such as residential, commercial, industrial, or agriculture.*

### **Zoning:**

*A representation of the boundaries for which a certain set of standards applies, as adopted by the local governing body. Zoning districts are governed by the Zoning Code which outlines permitted uses, lot density, setbacks, design standards, etc.*



- **Undeveloped:** Parcels of land that include bog, marsh, lowland brush, and uncultivated land zoned as shoreland. The undeveloped class replaced the “waste/swamp” category in 2004. It includes all wetlands and areas with soils of the type indentified on soil maps as mineral soils that are “somewhat poorly drained,” “poorly drained,” or “very poorly drained,” or “water,” and areas where aquatic or semi-aquatic vegetation is dominant. Undeveloped land also includes fallow tillable land, ponds, depleted gravel pits, and land that, because of soil or site conditions, is not producing or capable of producing commercial forest products. Parcels that are not assessed under any of the other categories and contain no structures were also labeled as undeveloped.
- **Forest:** Parcels that have any amount of land assessed as forest and do not contain any land assessed as residential, commercial, or agricultural. This category combines agricultural forest and productive forest lands, which are both statutorily defined categories.
- **Utility:** Parcels owned by utility companies. This is not a statutorily defined category.
- **Public/Institutional:** Parcels owned by the Town, County, School District, or churches and cemeteries.

## ***Land Supply***

The Town of Lincoln, like most rural municipalities, has an abundance of available land. However, there are a handful natural and man-made factors that influence development. These include soil limitations, current land cover, and existing public utilities.

### **Soil Limitations** (See Soil Limitations map)

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. The USDA Polk County Soil Survey identifies soil limitations for various types of buildings. These limitations are labeled as slight, moderate, and severe. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.



**Land Cover** (See Current Land Cover map)

As described in the Agricultural, Natural and Cultural Resources Element; a great deal of land in the Town of Lincoln is covered by surface water, wetland, or floodplain. These lands are not viable to develop, but contribute a great deal of financial, environmental, aesthetic, and recreational value to the Town.

**Public Utilities** (See Community Facilities map)

As described in the Utilities and Community Facilities Element, the only public utility that exists in the Town of Lincoln is the Wapogasset Lake Sanitary District. The sanitary district is discussed in further detail in the Utilities and Community Facilities Element.

**Land Demand**

Table 8.2 breaks down the number of acres per capita for each land use classification in the Town of Lincoln. Land use per capita is obtained by dividing existing land uses by the population. This information can help predict future land demand for particular uses.

**Table 8.2: Town of Lincoln acres per capita (2005)**

Use (assessed)	Acres per capita
Government	0.19
Residential	1.05
Commercial	0.03
Manufacturing	0.00
Agricultural	4.01
Swamp/Waste/Other	1.93
Forest	2.07

**Source:** Wisconsin Department of Revenue

**Land Prices**

Table 8.3 shows recent real estate sales in the Town of Lincoln and surrounding area. These real estate sales include residential and land only sales.

**Table 8.3: Town of Lincoln and Town of Clayton land sales (2007)**

Municipality	Property Type	Total Acres	Total Real Estate Value	Price Per Acre	Date Conveyed
Town of Lincoln	Land/Building	1	\$98,600	\$98,600	Oct. 2007
Town of Lincoln	Land/Building	38	\$295,000	\$7,763	Nov. 2007
Town of Lincoln	Land	60	\$244,375	\$4,073	Oct. 2007
Town of Lincoln	Land	11	\$35,000	\$3,182	Oct. 2007
Town of Clayton	Building	7	\$152,900	\$21,843	Dec. 2007
Town of Clayton	Land/Building	14	\$157,000	\$11,214	Nov. 2007
Town of Clayton	Land/Building	58	\$249,000	\$4,293	Dec. 2007
Town of Clayton	Land	13	\$31,200	\$2,400	Nov. 2007

**Source:** Polk County



## Redevelopment Opportunities

Redevelopment opportunities are parcels of land that had been previously developed and built upon, but are not abandoned or underutilized. Because the Town is mostly rural and undeveloped, there is little opportunity for redevelopment.

## Land Use Projections

Using the acres per capita figures calculated when looking at land demand, the number of future residential land needed in the Town can be calculated. Table 8.4 shows the additional acreage needed to accommodate the projected population growth in the Town. Between 2005 and 2030, about 809 acres will be converted to residential land use. Based on the land use trends shown in Table 8.1, the majority of new residential land will come from existing agricultural land, as well as some forest land. Please note that these projections account for only land that is assessed as residential. For example, a new home constructed in the middle of a five acre field would account for a small amount of space (residentially assessed acres), but the location of the house may result in the entire field to be unfarmable.

**Table 8.4: Town of Lincoln future residential land use projections (2010-2030)**

	2005	2010	2015	2020	2025	2030	Total Acres Needed by 2030
Projected Population	2,446	2,592	2,765	2,938	3,092	3,219	
Residential Acres	2,559.00	2,711.74	2,892.74	3,073.73	3,234.84	3,367.71	
Additional Acres Needed	(X)	152.74	180.99	180.99	161.11	132.87	<b>808.71</b>

**Source:** Stevens Engineers, Inc.

Table 8.5 shows the same projections for commercially assessed acres. Based on the number of acres per capita of commercial land in 2005; the Town is looking at a small increase in commercial land.

**Table 8.5: Town of Lincoln future commercial land use projections (2010-2030)**

	2005	2010	2015	2020	2025	2030	Total Acres Needed by 2030
Projected Population	2,446	2,592	2,765	2,938	3,092	3,219	
Commercial Acres	67.00	71.00	75.74	80.48	84.70	88.17	
Additional Acres Needed	(X)	4.00	4.74	4.74	4.22	3.48	<b>21.17</b>

**Source:** Stevens Engineers, Inc.

The land use projections were developed by calculating the acres per capita from the 2005 assessments for residential and commercial land uses and from the trends shown in Table 8.1. Assuming that the number of government assessed acres remains relatively the same; the Town is looking at an increase in swamp/waste and residential land and a decrease in agricultural land. One possible explanation for the increase in swamp/waste assessed land is the leftover land from residential development which can no longer be farmed.



**Table 8.6: Town of Lincoln five year land use projections (2010-2030)**

<b>Year</b>	<b>Government Assessed Acres</b>	<b>Residential Assessed Acres</b>	<b>Commercial Assessed Acres</b>	<b>Agriculture Assessed Acres</b>	<b>Swamp/Waste/Other Assessed Acres</b>	<b>Forest Assessed Acres</b>	<b>Total Assessed Acres</b>
2005	470.00	2,559.00	67.00	9,816.00	4,725.00	5,061.00	22,698.00
2010	470.00	2,711.74	71.00	9,075.14	5,007.03	5,363.09	22,698.00
2015	470.00	2,892.74	75.74	8,197.26	5,341.22	5,721.04	22,698.00
2020	470.00	3,073.73	80.48	7,319.39	5,675.41	6,078.99	22,698.00
2025	470.00	3,234.84	84.70	6,537.93	5,972.89	6,397.63	22,698.00
2030	470.00	3,367.71	88.17	5,893.48	6,218.22	6,660.41	22,698.00

**Source:** Stevens Engineers, Inc.

## ***Preferred Future Land Use***

A Preferred Land Use (or Future Land Use) map is a community's visual guide to future planning. It is meant to be a map of what the community would like to happen. The map is not the same as a zoning map or an official map and is not a prediction of the future. The preferred land use map brings together all of the elements in the comprehensive plan.

## **Private Property Rights**

The intent of this plan is to respect private property rights by showing the entire planning process and making the rationale behind land use decisions made on a local level transparent to the public. If a landowner disagrees with the existing land use map, future land use map, or any other part of this plan, they have the right to petition the Town to amend the document. Any amendments would occur through a public process, including a public hearing (see Implementation Element).

## ***Land Use Workshop***

In order to promote public participation in the comprehensive planning process, the Town of Lincoln Plan Commission hosted an open house and land use workshop during their February 2009 meeting. The workshop was attended by Town residents and neighboring Town and County officials. The Plan Commission presented the Draft Future Land Use map and their methodology behind it; attendees were then invited to provide comments about the map and the Town's Comprehensive Plan.

## **Existing and Potential Land Use Conflicts**

- Motorized recreation in rural areas
- Residential development within intense agricultural areas
- Increased traffic along local roads
- Increased lakeshore development degrading environmental quality



## **Land Use Regulations**

The Town currently uses Polk County zoning, which covers the administration costs. Polk County currently has three major land use ordinances:

### **Comprehensive Land Use Ordinance**

The Comprehensive Land Use Ordinance was adopted by the County in 1971 and has been considered long out of date. The County's zoning ordinance identifies ten land use districts.

- Residential District
- Agricultural District (A-1)
- Exclusive Agricultural District (A-2)
- Conservancy District
- Restricted Commercial District (C-2)
- Commercial District (C-1)
- Industrial District (I-1)
- Restricted Industrial District (I-2)
- Recreational District
- Forestry District

### **Subdivision Ordinance**

Polk County established a subdivision ordinance as part of its land use regulations on July 1, 1996. These regulations provide an overlay district on top of the regular zoning ordinance. Polk County defines subdivisions as the division of a piece of property that results in one or more parcels or building sites that are five acres or smaller in size. According to the County Statute, Town comprehensive plans will be given review consideration, but the responsibility for enforcing the plans belongs “primarily” to the Town. Also included in the County language is requirement that developers proposing subdivisions complete and submit to the County a “town government checklist,” which takes roads, culverts, surface drainage, erosion control, and soil permeability standards into consideration.

### **Shoreland Protection Zoning Ordinance**

All counties are mandated by Wisconsin law to adopt and administer a zoning ordinance that regulates land-use in shoreland/wetland and floodplain areas for the entire area of the county outside of villages and cities. This ordinance supersedes any town ordinance, unless the town ordinance is more restrictive. The shoreland/wetland and floodplain area covered under this zoning is the area that lies within 1,000 feet of a lake and within 300 feet of a navigable stream or to the landward side of a floodplain whichever distance is greater.



**Town Zoning:**

The Town could write its own zoning ordinance after being approved by the County Board. Any Town ordinance needs to be as restrictive as or more restrictive than existing County ordinance. Local zoning would give the greatest amount of control over zoning decisions. Disadvantages of this would be that the Town would be forced to cover the administration costs, which would include a zoning administrator (part-time) and enforcement (including legal expenses).

***Goals, Objectives, Implementation***

**Goal:** Promote orderly, planned growth in the Town that maintains the rural and agricultural character and protects natural resources.

**Objectives:**

- Maintain consistency in land use planning
- Respect private property owner's rights
- Separate incompatible land uses
- Promote orderly growth
- Allow commercial development along major transportation corridors
- Encourage public participation
- Land use decisions and policies should attempt to screen and concentrate future residential growth
- Land use decisions and policies should preserve prime farmland
- Land use decisions and policies should increase conservation and recreational land uses
- Educate landowners on available land use options

**Implementation (Policies and Programs)**

- Discourage subdivision development on or next to productive agricultural uses
- Protect undeveloped lakeshore property from dense residential development
- Review Town subdivision ordinance to addresses design standards, conservation subdivisions, development patterns which are consistent with this plan
- Require use of multiple housing designs in a subdivision
- Review and update for consistency with this plan as rules and regulations change
- Review and enforce the Town's public nuisance ordinance



## IMPLEMENTATION

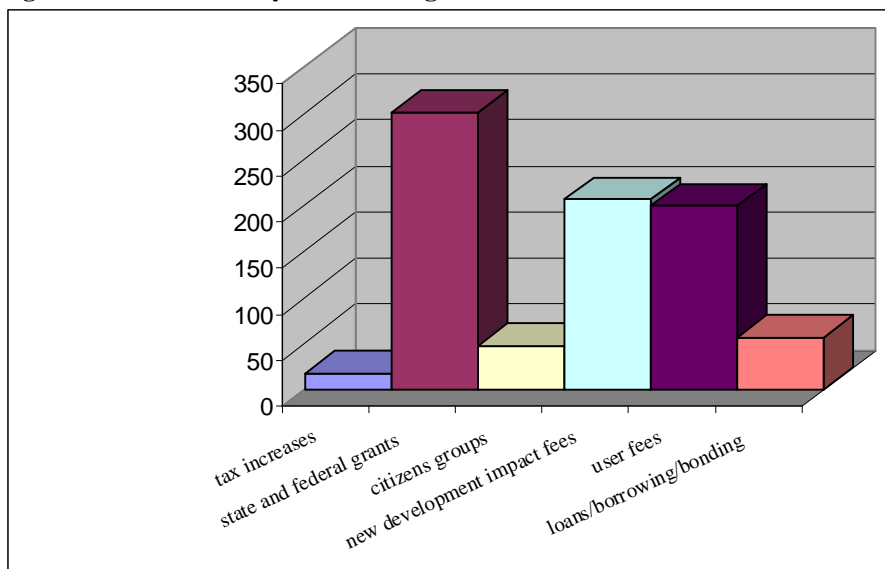
### Introduction

All too often, effort put into plans is put to waste because no actions are ever taken. These plans often sit on the shelf and never really make an impact, and the ideas that were created in the discussion of the plan are never implemented. This is why the final element in this plan is called the implementation element. This element should be looked as a “to do” list which compiles all the elements together and gives the plan some teeth. The implementation element gives decision makers, land owners, non-profit organizations, and others the ability to turn a plan into action.

When asked as part of the Community Survey, approximately 49% of respondents *agreed* or *strongly agreed* that public information regarding Town meetings, events, or activities is adequately available; while approximately 36% of respondents *disagreed* or *strongly disagreed*. When asked what methods of communication should be used more, approximately 26% suggested newspaper notices/featured articles, approximately 38% suggested a newsletter, while approximately 26% suggested a website.

Finally, residents were asked which methods the Town should consider for financing future needs for public facilities, parks, utilities, and roads. The chart below displays the responses.

**Figure 9.1: Potential ways of financing future Town needs**



**Source:** Town of Lincoln Community Survey (2008)

### Implementation Element Requirements:

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

§66.1001(2)(i) Wis. Stat.



## **Plan Adoption**

As stated in the Public Participation Plan, the adoption of the Town of Lincoln Comprehensive Plan involves the consent of the Plan Commission, the Town Board, and the public. By adopting this plan, the entire Town of Lincoln recognizes its commitment to uphold the plan and ensure the implementation of the goals, objectives, policies, and programs that were developed in the plan.

## **Plan Monitoring, Amendments, and Update**

It is the major function of the Town of Lincoln Plan Commission to prepare and amend the comprehensive plan as well as coordinate and oversee that the implementation measures are accomplished. Because the comprehensive plan addresses many different areas of the community, the plan commission cannot control implementation without assistance from the entire community. As identified in the Implementation Matrix, the Plan Commission has chosen to assign specific implementation activities to the Town Board, particularly ones which involve drafting Town ordinances.

### **Plan Monitoring**

Once adopted, all land use actions must be consistent with the Town of Lincoln Comprehensive Plan. In order to achieve this, the Town should evaluate decisions regarding development, public investments, regulations, incentives, and other actions from the goals, objectives, policies, and programs of the Town of Lincoln Comprehensive Plan.

### **Plan Amendments**

Amendments to be made following the adoption of the Town of Lincoln Comprehensive Plan are generally defined as minor or major. Minor amendments are generally limited to changes to maps or general text. Major amendments are defined as any change to the Goals, Objectives, Policies, Programs, or the Future Land Use Map. Major amendments will require at a minimum a public hearing to gather input from the community. Any amendment to the Town of Lincoln Comprehensive Plan must be adopted by ordinance according to the procedures outlined in Wis. Stat. 66.0295(4).

### **Plan Updates**

The state requires that comprehensive plans are updated no less than once every ten years. Compared to an amendment, an update involves a significant change of the text and maps. Because the Town of Lincoln Comprehensive Plan relied heavily on the 2000 census, much of the data collected is already out of date. In order to keep the demographic and projection data up to date, these statistics should be updated immediately after every United States Census report. These updates should be made in addition to the required ten year updates to spread out the work load.



## **Consistency among Plan Elements**

The State Comprehensive Planning statutes require plans to describe how each of the elements of the comprehensive plan will be integrated and made consistent with each other. Because the Town of Lincoln conducted a SWOT Analysis on every element, the Plan Commission was able to compare the results of each element to each other to ensure consistency among the beliefs reflected in the goals, objectives, policies, and programs.

## **Implementation Toolbox**

The following list contains specific methods of implementation that could be available to the Town of Lincoln:

### **Zoning Ordinance**

The idea of zoning is to separate incompatible land uses. It addresses use, bulk, and density of land development. A general zoning ordinance is probably the most common implementation tool. There are many different types of zoning. Communities may need help from a professional planner to administer these ordinances.

### **Subdivision Ordinance**

State subdivision regulations provide minimum standards and procedures for dividing and recording parcels of land in a community. State agencies are authorized to review and object to local subdivisions on the basis of minimum requirements for sanitation, street access and platting. Wisconsin counties, towns, cities, and villages are also authorized to adopt local land division ordinances that are more restrictive than state subdivision standards. These ordinances often focus on the design and physical layout of a development and may require developers to provide public improvements such as roads, utilities, landscaping or signage. Together with zoning, which focuses on the uses of land in a community, land division and subdivision regulations help to control the physical layout and quality of new developments.

### **Eminent Domain**

Eminent domain allows government to take private property for public purposes, even if the owner does not consent, if the government compensates the property owner for their loss. Local governments may use eminent domain to acquire critical natural resource lands.

### **Conservation Subdivision Design**

A conservation design (cluster development) is a type of “Planned Unit Development” in which the underlying zoning and subdivision ordinances are modified to allow buildings (usually residences) to be grouped together on part of the site while permanently protecting the remainder of the site from development. This type of development



provides great flexibility of design to fit site-specific resource protection needs. Conservation design creates the same number of residences under current community zoning and subdivision regulations or offers a density bonus to encourage this type of development. There is a savings in development costs due to less road surface, shorter utility runs, less grading and other site preparation costs. Municipalities also experience lower long-term maintenance costs for the same reasons. The preserved land may be owned and managed by a homeowners association, a land trust or the municipality.

### **Conservation Easements**

A conservation easement is an incentive-based legal agreement that is voluntarily placed on a piece of property to restrict the development, management, or use of the land in order to protect a resource or to allow the public use of private land as in the case of a trail or water access.

### **Purchasing of Development Rights (PDR)**

Purchasing development rights is an incentive based, voluntary program with the intent of permanently protecting productive, sensitive, or aesthetic landscapes, yet retaining private ownership and management. A landowner sells the development rights of a parcel to a public agency, land trust, or unit of government. A conservation easement is recorded on the title of the property that limits development permanently. While the right to develop or subdivide that land is permanently restricted, the land owner retains all other rights and responsibilities with that land and can use or sell it for purposes allowed in the easement. PDR programs and conservation easements do not necessarily require public access, though it may be granted as part of the agreement or be a requirement of the funding source.

### **Transfer of Development Rights (TDR)**

Transfer of Development Rights (TDR) is a voluntary, incentive-based program that allows landowners to sell development rights from their land to a developer or other interested party who then can use these rights to increase the density of development at another designated location. While the seller of development rights still owns the land and can continue using it, an easement is placed on the property that prevents further development. A TDR program protects land resources while at the same time providing additional income to both the landowner and the holder of the development rights.

### **Traditional Neighborhood Design (TND)**

The Wisconsin Comprehensive Planning law defines Traditional Neighborhood Development (TND) to mean: A compact, mixed use neighborhood where residential, commercial and civic buildings are within close proximity to each other. It is a planning concept based on traditional small towns and city neighborhoods. The variety of uses permits educational facilities, civic buildings and commercial establishments to be located within walking distance of private homes. A TND is served by a network of



paths, streets, and lanes designed for pedestrians as well as vehicles. Residents have the option of walking, biking, or driving to places within their neighborhood. Potential future modes of transit are also considered during the planning stages. Public and private spaces have equal importance, creating a balanced community that serves a wide range of home and business owners. The inclusion of civic buildings and civic space such as plazas, greens, parks, and squares enhances community identity and value. Such neighborhoods allow the efficient use of public resources and can help preserve the historic and architectural character of the community.

### **Planned Unit Development (PUD)**

The term Planned Unit Development (PUD) is used to describe a type of development and the regulatory process that permits a developer to meet overall community density and land use goals without being bound by existing zoning requirements. PUD is a special type of floating overlay district which generally does not appear on the municipal zoning map until a designation is requested. This is applied at the time a project is approved and may include provisions to encourage clustering of buildings, designation of common open space, and incorporation of a variety of building types and mixed land uses. A PUD is planned and built as a unit thus fixing the type and location of uses and buildings over the entire project. Potential benefits of a PUD include more efficient site design, preservation of amenities such as open space, lower costs for street construction and utility extension for the developer and lower maintenance costs for the municipality.

### **Overlay Zoning**

Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone. The overlay district can share common boundaries with the base zone or cut across the base zone boundaries. Regulations or incentives are attached to the overlay district to protect a specific resource or guide development within a special area.

### **Density Bonuses**

A density bonus is an incentive-based tool that permits developers to increase the maximum allowable development on a property in exchange for helping the community achieve public policy goals. Increasing development density may allow for increases in developed square footage or increases in the number of developed units. This tool works best in areas where growth pressures are strong and land availability is limited or when incentives for attaining the goals outweigh alternative development options.

### **Official Maps**

These maps can show existing and planned public facilities among other things. They can also be used to restrict the issuance of building permits within the limits of the mapped area; often by depicting classes of land.



## **Comprehensive Planning**

*Comprehensive Plan* – means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations and/or tables) goals, policies and guidelines intended to direct the present and future physical, social and economic development that occurs within its planning jurisdiction and that includes a unified physical design for the public and private development of land and water. (Note: *The Wisconsin Smart Growth Law lists and describes nine elements that must be contained in a comprehensive plan.*)

## **Economic/Environmental Impact Analysis**

Growth has often been viewed as healthy and desirable for communities because it often leads to additional jobs; increased income for residents; a broader tax base; and the enhancement of cultural amenities such as libraries and parks. But growth may also be accompanied by costs such as increased fiscal expenditures for necessary public services and infrastructure, traffic congestion, consumption of local natural resources, loss of open space and unique cultural attributes. Also, development decisions are too often made without a sufficient understanding of the consequences of those decisions on overall community well-being. An economic/environmental impact analysis is conducted to slow down the development process and look at all the consequences that could result.

## **Impact Fees**

An impact fee is a financial tool used to subsidize anticipated capital improvements associated with new development. Impact fees enable cities, villages and towns to shift a proportionate share of the capital cost of public facilities serving new developments to developers (Wis. Stat. 66.0617). They also serve to bridge the gap between limits on traditional funding sources, such as property taxes and state or federal aids, and the high cost of new development.

## **Tax Increment Financing (TIF)**

Wisconsin's Tax Incremental Finance (TIF) program was approved in 1975. The purpose is to provide a way for a city, village, or town to promote tax base expansion through its own initiative and effort. As of October 1, 2004 towns were added to the TIF Program. Town projects aimed at agricultural, forestry, manufacturing or tourism improvements that would otherwise not have been initiated due to limited funds are eligible for the TIF Program. Any changes to the State Statutes regarding Town TIF Districts will be incorporated in the plan.

When a TIF District is created the aggregate equalized value of taxable and certain municipal-owned property is established by the Dept. of Revenue. This is called the Tax Incremental Base. The town then installs public improvements and property values grow. Taxes paid on the increased value are used to pay for projects undertaken by the town;



this is the tax increment. It is based on the increased values in the TID and levies all of the taxing jurisdictions that share the tax base.

### **Implementation Matrix**

The implementation schedule provided in this element is a listing of all the policies and programs (or activities) that need to be completed in order to implement the goals of this comprehensive plan. The potential groups to implement have been suggested, however it may be the desire of these groups to form subgroups, task forces, or utilize other citizen participation methods to complete the tasks and encourage opportunities for public involvement.

<b>Element</b>	<b>Proposed Action(s)</b>	<b>Potential Groups to Implement</b>	<b>Proposed Completion Date</b>	<b>Method of Funding</b>	<b>Current Status</b>
Issues and Opportunities	Establish formal volunteer Parks and Recreation Planning Committee and budget	Town Board and Plan Commission	Jan. 2010	Town funds	
Issues and Opportunities	Promote extension of shoulders to newly paved roads for trails	Town Board and Plan Commission	Ongoing	transportation grants	
Issues and Opportunities	Establish a yearly noticed joint meeting of the Plan Commission and the Town Board	Town Board and Plan Commission	Ongoing	Town funds	
Issues and Opportunities	Update background information with updated Census data	Plan Commission	Within one year after updated Census data is made available		
Housing	Study creating a fund to assist low income, disabled, or handicapped residents with a down payment on a home	Town Board	Ongoing	state and regional grants	
Housing	Encourage joint public and private participation with state and federal programs to provide incentive for affordable housing construction	Town Board	Ongoing	regional, state, and federal grants	
Housing	Elimination of blighting influences on residential and non-residential properties	Town Board and Plan Commission	Ongoing	regional, state, and federal grants	
Transportation	Visit and evaluate accident sites for signage and visibility issues	Town Public Works Staff and Town Board	Ongoing	signage grants and Town funds	



Transportation	Coordinate with surrounding municipalities in developing biking/walking trail networks	Town Board and Plan Commission	Ongoing	transportation grants	
Utilities and Community Facilities	Increase the operation capacity and availability of recycling services at Town Hall	Town Board and Polk County	Ongoing	Town funds	
Utilities and Community Facilities	Ensure stormwater management for future development	Town Board and Plan Commission	Ongoing		
Utilities and Community Facilities	Apply for funding assistance and grants to establish and improve parks and water access	Town Board and Plan Commission	Ongoing	regional, state, and federal grants	
Utilities and Community Facilities	Create a parks and recreation plan	Town Board and Plan Commission	Jan. 2011	Town funds	
Agricultural, Natural and Cultural Resources	Designate areas for future park expansion	Town Board and Plan Commission	Ongoing		
Agricultural, Natural and Cultural Resources	Provide educational information to agricultural landowners on future development options	Town Board and Plan Commission	Ongoing		
Economic Development	Encourage development along transportation corridors	Town Board and Plan Commission	Ongoing		
Economic Development	Promote economic development financing tools to current and prospective businesses	Town Board and Plan Commission	Ongoing	county and state grants and loan programs	
Economic Development	Work with adjacent municipalities to collaborate on new development	Town Board and Plan Commission	Ongoing		
Intergovernmental Cooperation	Maintain an equipment inventory list for neighboring municipalities	Town Board	Ongoing		
Intergovernmental Cooperation	Conduct a yearly meeting with the Lake Wapogasset Bear Trap Association and Sanitary District	Town Board	January 2009		
Intergovernmental Cooperation	Maintain communication with the City of Amery and neighboring Towns concerning future growth plans	Town Board and Plan Commission	Ongoing		



Land Use	Discourage subdivision development on or next to productive agricultural uses	Town Board and Plan Commission	Ongoing		
Land Use	Protect undeveloped lakeshore property from dense residential development	Town Board and Plan Commission	Ongoing		
Land Use	Review Town subdivision ordinance to addresses design standards, conservation subdivisions, and development patterns which are consistent with this plan	Town Board and Plan Commission	Dec. 2009		
Land Use	Require use of multiple housing designs in a subdivision	Town Board and Plan Commission	Ongoing		
Land Use	Review and update for consistency with this plan as rules and regulations change	Town Board and Plan Commission	Ongoing		
Land Use	Review and enforce the Town's public nuisance ordinance	Town Board and Plan Commission	Dec. 2009		



## ***APPENDIX***

Resolution Adopting Written Public Participation Procedures

Public Participation Plan

Community Survey

Resolution to Accept the Comprehensive Plan and Distribute for Public Review

Wisconsin Department of Administration Review Letter

National Heritage Inventory Database – Polk County

Ordinance to Adopt the Town of Lincoln 2030 Comprehensive Plan

### **Maps**

Functional Classification

Community Facilities

Depth to Water Table

Depth to Bedrock

Land Cover

Soil Capability

Soil Limitations

Watersheds

Recreational Resources

Remediation and Redevelopment Sites

Existing Land Use

Future Land Use



Resolution No. 01-07

**RESOLUTION ADOPTING  
WRITTEN PUBLIC PARTICIPATION PROCEDURES**

**TOWN OF LINCOLN**  
Polk County, Wisconsin

WHEREAS, the Town of Lincoln is preparing a Comprehensive Plan under Wisconsin State Statute 66.1001, and;

WHEREAS, the Town of Lincoln may amend the Comprehensive Plan, and;

WHEREAS, Wisconsin State Statute 66.1101 (4) requires a governing body of a local unit of government to adopt written procedures designed to foster public participation in the adoption or amendment of a comprehensive plan, and;

WHEREAS, the Town Plan Commission has prepared, publicly reviewed such written procedures, and recommended approval to the Town Board of the public participation plan entitled Town of Lincoln: Comprehensive Planning Public Participation Plan, which is attached hereto and made part hereof, and;

WHEREAS, the Town of Lincoln believes that regular, meaningful, public involvement in the comprehensive planning process is important to assure that the resulting Comprehensive Plan meets the wishes and expectations of the public.


NOW THEREFORE BE IT RESOLVED, the Town of Lincoln Town Board officially adopts Town of Lincoln: Comprehensive Planning Public Participation Plan.

Adopted this 8<sup>th</sup> day of Nov., 2007.

Approved:

  
Jay Luke, Town Chairman

Attest:

  
Paula Marciniak, Town Clerk



# Town of Lincoln

## **COMPREHENSIVE PLANNING PUBLIC PARTICIPATION PLAN**

Prepared by the  
Town of Lincoln Plan Commission

Adopted by the  
Town of Lincoln Town Board  
November 2007

With assistance from:





## TOWN OF LINCOLN

### COMPREHENSIVE PLANNING PUBLIC PARTICIPATION PLAN

#### PURPOSE

Public participation is an important component of the comprehensive planning process. The Town of Lincoln Comprehensive Plan is meant to reflect the views and opinions of the residents, which are unlike the views and opinions of other municipalities. This plan is considered a tool that residents can use to guide the direction of the Town in the way that suits them best.

This plan is intended to outline the public participation strategy for the development, evaluation, and eventual adoption of the Town of Lincoln Comprehensive Plan. In accordance with Wisconsin State Statute 66.1001 (4)(a): 'The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.'

#### PLAN COMMISSION AND COMMITTEE MEETINGS

The Town Board of the Town of Lincoln has designated the Town of Lincoln Plan Commission to develop and review the comprehensive plan. The Plan Commission will adopt the plan by resolution and petition the Town Board to adopt the plan by ordinance.

All meetings of the Town of Lincoln Plan Commission will be posted in advance and open to the public in accordance with Wisconsin law. The agenda shall provide for comments from the general public. Plan Commission members will ensure that public meetings allow for open discussion on issues concerning the comprehensive plan. To accomplish this, the following steps will be taken:

- The purpose of the meeting as well as items to be addressed will all be posted on each agenda.
- The date and time of meetings will be convenient to allow for maximum public involvement.
- All agendas will be posted 24 hours prior to the meeting outside of the Town Hall.



## PUBLIC PARTICIPATION METHODS

### Awareness and Education Methods

Public participation methods are designed to increase the public's awareness of planning and participation activities and build their capacity to become further involved.

- Public Notice: the minimum legal requirement necessary to advertise opportunities for public participation. Notice is usually posted in public places and newspapers.
- Displays and exhibits: maps, pictures, and text arranged in a poster style and posted in high traffic public places or during meetings to share information with the general public.
- Direct mail: a method to build awareness by mass mailing written materials. Direct mailings work best when the message is simple and an audience is easily identifiable.
- Community Calendar: a typical calendar filled with important meeting dates, information about the planning process, and pictures or photos submitted by area students and adults.
- Newsletter/Flyer: provides the public with a regular source of information that can be reviewed at their leisure. Newsletters or flyers may be distributed at various planning stages to keep the public informed and educated throughout the planning project.
- Public Education Meeting: incorporate educational programs, such as seminars and presentations or simulations and informal discussions to improve citizens' understanding of a planning issue or task. Public educational meetings build citizens' capacity to participate more effectively.
- Website: the Internet is a tool to share information with the general public and stakeholders. Maps, reports, meeting agendas and minutes, contact information, and many other types of information can be served on the Web. The Internet also supports interactive participation, such as on-line voting, planning chat-rooms, and Internet map serving that can be used to create planning maps at home.
- Media Liaisons: members from the media are invited to participate as non-voting members on area planning committees. This way planning would be consistently and accurately covered in the local newspapers and radio stations.

### Input Methods

Methods designed to gather public opinions and expertise.

- Open house: an informal setting using displays, handouts and other materials designed to expose citizens to planning information and ideas. It provides citizens a chance to react and express feedback about planning information in oral or written form.
- Public hearing: the minimum legal requirement for public participation is an official meeting used to present technical information and obtain formal review and approval of proposals. The hearing consists of 1) a summary of why the project is being done, 2) the alternative solutions identified, 3) an assessment of the consequences and impacts of each solution, and 4) reactions to the proposed course of action. An official, permanent record of the public hearing is established.



- Visual preference survey: asks citizens to identify 3-D rendering or actual photographs of design alternatives or landscapes they prefer or find appropriate. This method is used to identify visual preferences common to the community.
- Opinion surveys: questionnaire used to systematically collect data or viewpoints from many people. Data is relatively easy to obtain, but difficult to analyze and interpret. Sample must be chosen carefully to represent appropriate population. Questions should be simple and brief.
- Focus groups: a small group of people (usually 6-12) responsible for identifying issues, concerns, values, beliefs or information related to a particular issue. Participants often are selected based on their knowledge of a particular subject. Focus groups require a skilled facilitator and vocal participants.
- Visioning: citizens are asked to develop a vision that reflects community values and depicts what they want the future to look like using text, speech, images, or a combination.

The Town of Lincoln proposes to implement the following methods of public participation:

1. Plan Commission meetings. The Town of Lincoln Plan Commission will develop the Comprehensive Plan. The Plan Commission may invite key citizens for specific issues and not require them to remain active members throughout the process. The planning consultants, Stevens Engineers, will facilitate the meetings, provide background research, and write the document. The Plan Commission decides what is included in the plan and approves the contents of the final document with ultimate adoption authority lying with the Town Board. All Plan Commission meetings are open to the public.
2. Informational flyer. An informational flyer will be included in the tax statements or other mailings by the Town.
3. Newspaper article. The Town will send a press release to the area newspaper announcing all meetings of the Plan Commission and meetings for public comment. In addition, the Town will periodically send a press release out on the progress of the plan. The local media will be encouraged to attend and report on what takes place during the comprehensive planning process.
4. Local radio station. The Plan Commission will release comprehensive planning information to the local radio station.
5. Display. Comprehensive planning information will be available at the local library for public review and comment.
6. Community calendar. The Plan Commission will release information to the local 'Community Calendar'.
7. Release of a community wide survey. The Town will mail out a survey to all residents and/or property owners in the municipality or a statistically valid sample number of them. Residents and/or property owners will be asked a series of questions to determine their values, preferences, and opinions about the Town of Lincoln. The Plan Commission will consider the survey results to develop the plan.



8. Hosting an open house. In addition to participating in the regular meetings to develop the plan, the public will be invited to attend open houses or public comment meetings at key points in the planning process. At these meetings a brief summary of the plan to date will be given and the public will be given an opportunity to comment on the plan. These meetings may take place at a regular Town Plan Commission or Town Board Meeting.
9. Holding at least one public hearing. A public hearing will be held in accordance with §66.1001(4)(d) prior to the Town Board adopting the Comprehensive Plan.
10. Written comments. The public is invited to provide written comments for the development of the comprehensive plan. The Plan Commission will accept written comments submitted to the Town Clerk. The Clerk will record the transmittal and forward copies of the comments to the Plan Commission for consideration.

#### PUBLIC ACCESS AND PUBLIC COMMENT ON DRAFT DOCUMENT

Wisconsin's open records law will be complied with in all cases. During the preparation of the comprehensive plan, a copy of the draft plan will be kept on file at the Town Hall and will be available for public inspection during normal office hours. The public is encouraged to submit written comments on the plan or any amendments of the plan. Written comment should be addressed to the Town Clerk who will record the transmittal and forward copies of the comments to the Plan Commission or Town Board for consideration.

The Town Board shall respond to written comments either individually or collectively by type of comments. Town Board responses may be in the form of written or oral communication, or by a written summary of the Town's disposition of the comments in the comprehensive plan.

#### PLAN COMMISSION ADOPTION OF PLAN BY RESOLUTION

The Town of Lincoln Plan Commission may recommend the adoption or amendment of the comprehensive plan only by the adoption of a resolution by a majority vote of the entire Commission at a regularly scheduled and publicly noticed meeting of the Plan Commission in accordance with § 66.1001 (4)(b). The vote shall be recorded in the official minutes of the Plan Commission. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of the Comprehensive Plan.

#### DISTRIBUTION OF THE RECOMMENDED AND ADOPTED PLANS

In accordance with § 66.1001 (4), Procedures for Adopting Comprehensive Plans, one copy of the recommended and adopted plan or amendment shall be sent to the following:

- Every governmental body that is located in whole or in part within the boundaries of the local governmental unit;
- Every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan;
- The Wisconsin Land Council;
- The Wisconsin Department of Administration;
- The West Central Wisconsin Regional Planning Commission; and
- The public library that serves the Town of Lincoln.



ADOPTION OF COMPREHENSIVE PLAN BY TOWN BOARD

After adoption of a resolution by the Town of Lincoln Plan Commission, the Town Board will adopt the Comprehensive Plan by ordinance only after holding at least one public hearing at which the ordinance relating to the Comprehensive Plan is discussed. A majority vote of the members-elect is necessary for adoption. The hearing will be preceded by a Class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The Class 1 notice shall contain at least the following information:

- The date, time, and place of the hearing;
- A summary, which may include a map, of the proposed Comprehensive Plan;
- The name of an individual employed by the Town of Lincoln who may provide additional information regarding the proposed ordinance; and
- Information relating to where and when the proposed comprehensive plan may be inspected before the hearing, and how a copy of the plan may be obtained.

Upon the day of publication of the public hearing notice, copies of the plan will be made available for public review at the nearest local library of the community and at the Lincoln Town Hall. Written comments on the plan from members of the public will be accepted by the Town Board at any time prior to the public hearing and at the public hearing.

ADDITIONAL STEPS FOR PUBLIC PARTICIPATION

The Town of Lincoln reserves the right to execute additional steps, means, or methods in order to gain additional public participation and /or additional understanding of the Comprehensive Plan and the process of its development and adoption. These optional steps may include, but are not limited to, informational memos, postcards, letters, posters, fliers, or website.

STATE STATUTES

Where there is a conflict with these written procedures and provisions of § 66.1001 (4), Procedures for Adopting a Comprehensive Plan, the state statutes shall apply.

AMENDMENTS

The Town Board may amend these procedures.



**Town of Lincoln, Polk County, WI**

# **Community Survey**

**Final Report**

**January 28, 2008**

**Prepared by:**

**Town of Lincoln Plan Commission**

**With Assistance from:**



ENGINEERS · PLANNERS · SURVEYORS

**2211 O'Neil Road**

**Hudson, Wisconsin 54016-9364**



## Town of Lincoln ~ Survey Results

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### Executive Summary

In order to gather public input for the Town of Lincoln Comprehensive Plan, a community survey was sent to 1,279 tax payers in the Town. The overall response rate was 38.07% (487 returned and recorded surveys). Such a response rate from this type of survey should accurately represent the opinions of the population of the Town of Lincoln.

In general, most of the respondents live in the Town of Lincoln, have done so for more than the past twenty years, are between 55 and 64 years old, and have two people in the household. They believe that the Town of Lincoln is going to grow, but it needs to be managed. They feel that quality of life has not changed over the past twenty years. The biggest concerns are increasing taxes and development.

The following rules were used when collecting, recording, and interpreting the survey results:

### Rules Used when Collecting Survey Results

1. Comments written regarding questions were put in with additional comments showing the numbered question in reference.
2. Comments written that were not directed towards any questions were added to additional comments.
3. Questions left blank were skipped.
4. Questions with more than one answer (except questions 35 & 36) were not recorded.
5. If answer a & c were both checked in question 2, answer a was recorded.
6. Any comments written on the envelope were thrown into additional comments.
7. No spelling or grammatical errors were fixed in the answers and responses.
8. Illegible hand writing was recorded as best as possible and marked '{???' for words unable to interpret.
9. Question marks placed in check boxes were counted as checks
10. Check marks placed in between two answers were disregarded.
11. Questions that had answers ranged (ex. 1<sup>st</sup> choice, 2<sup>nd</sup> choice, etc.) were recorded with the first choice chosen.



**Methodology used for Tabulating Results**

The tables that show the results use columns labeled *response*, *frequency*, *percent of frequency*, and *percent of total surveys*.

- *Response* refers to the possible answers on the survey.
- *Frequency* refers to the number of responses within that category.
- *Percent of Frequency* is the number of responses for that answer compared to the number of total answers for that question (frequency of answer divided by total frequency).
- *Percent of Total Surveys* is the number of responses for that answer compared to the number of total surveys received (frequency of answer divided by 366). The percent of total surveys takes into consideration the questions that were left blank or not counted.



## RESULTS OF SURVEY

### Q1 - Do you live in the Town of Lincoln?

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Yes	381	79.05%	78.23%
No	101	20.95%	20.74%
<b>Total</b>	<b>482</b>	<b>100.00%</b>	<b>98.97%</b>

#### Additional Comments

-township  
 -across the road  
 -part time  
 -Some weekends summer only  
 -summer week ends.

### Q2 - Is this your primary residence, a second home, or do you own undeveloped, unimproved land?

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Primary residence	341	71.19%	70.02%
2nd home	101	21.09%	20.74%
Undeveloped, unimproved landowner	37	7.72%	7.60%
<b>Total</b>	<b>479</b>	<b>100.00%</b>	<b>98.36%</b>

#### Additional Comments

-d: Farm  
 -Taxes are out of range  
 -Seems like an inappropriate question - how does this {???} the survey?  
 -d. Business improved landowner  
 -In Amery  
 -in Town of Lincoln  
 -cabin only summers



**Q3 - How long have you owned or rented property in the Town of Lincoln?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Less than 5 years	78	16.25%	16.02%
5 to 10 years	82	17.08%	16.84%
11 to 20 years	121	25.21%	24.85%
More than 20 years	199	41.46%	40.86%
<b>Total</b>	<b>480</b>	<b>100.00%</b>	<b>98.56%</b>

**Additional Comments**

-Actually, 49 yrs.

-52 - Family 109

**Q4 - What is your age range?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
18-24 Years	1	0.21%	0.21%
25-34 Years	12	2.56%	2.46%
35-44 Years	66	14.07%	13.55%
45-54 Years	102	21.75%	20.94%
55-64 Years	134	28.57%	27.52%
65-74 Years	95	20.26%	19.51%
75+ Years	59	12.58%	12.11%
<b>Total</b>	<b>469</b>	<b>100.00%</b>	<b>96.30%</b>

**Q5 - How many total people are in your household?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
1	60	13.67%	12.32%
2	236	53.76%	48.46%
3	46	10.48%	9.45%
4	60	13.67%	12.32%
5	25	5.69%	5.13%
6	9	2.05%	1.85%
7 or more	3	0.68%	0.62%
<b>Total</b>	<b>439</b>	<b>100.00%</b>	<b>90.14%</b>



**Q6 - What is your opinion towards future growth and development (commercial, recreational, residential, etc.) in the Town of Lincoln? (Circle one.)**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
We need to support and encourage growth and development	88	18.80%	18.07%
The Town of Lincoln is going to grow, but we need to manage it	246	52.56%	50.51%
We need to slow down the rate of growth and development in the Town of Lincoln	30	6.41%	6.16%
I would like to see the Town of Lincoln stay the way it is	73	15.60%	14.99%
Not sure	31	6.62%	6.37%
<b>Total</b>	<b>468</b>	<b>100.00%</b>	<b>96.10%</b>

**Additional Comments**

- Appropriate
- What ever it takes to not raise taxes
- New park with no beach?
- Economic!
- Seems not to give a mixed-use option
- to lower taxes
- rural residential

**Q7 - How do you feel the quality of life has changed over the past 10 years in the Town of Lincoln? (Circle one.)**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
It has improved	97	20.95%	19.92%
It has declined	77	16.63%	15.81%
No change	160	34.56%	32.85%
I haven't lived here that long	65	14.04%	13.35%
No opinion	64	13.82%	13.14%
<b>Total</b>	<b>463</b>	<b>100.00%</b>	<b>95.07%</b>

**Additional Comments**

- To many people!
- But taxes are out of control.
- No jobs
- What is your criteria?
- other than taxes going up



**Q8 - What is the biggest issue/concern facing the Town of Lincoln today?**  
**(Please list only one)**

**Responses**

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- We need to stop developing farmland. And wooded land.
- taxes
- Roads
- Managing the continued growth in such a fashion that it does not inhibit it but rather encourages hunting + fishing opportunities for the public.
- increasing taxes
- Keeping Taxes Down
- controlling costs
- has stayed about the same
- Taxes
- not sure
- Signage, Road Care & Foot/Bike Paths
- Fuel Prices
- Tax Increases
- Taxes
- Managing its natural resources (lakes, rivers, watersheds.)
- Taxes are nuts
- Taxes to high Services to low.
- Farmland and Open Space Preservation
- High taxes
- Infrastructure {??}: (Road Maintenance, ETC.) Inadaquate to meet the needs of all property owners
- taxes for vacation property lakeshore has tripled!
- Zoning - too many houses going up in the middle of corn fields
- Huge variances in quality homes ... delapidated trailer homes and "messy property" junk etc. is next door to a quality ... well kept place.
- Taxes to high
- Building of homes in wooded areas
- landuse - over population
- Fire Protection
- Junk auto, trucks, etc., Dog's running lose, High taxes
- Rural preservation
- Property Taxes too high
- Taxes - (Real Estate) and junk yards.
- 85th St need widening cut hills down (Dangerous Road)
- High taxes
- MANAGEING GROWTH
- No place for people to dump unwanted large items (roadsides are not the answer)
- New Home Owners
- Growth & Development
- Poor land management
- upkeep of roads
- over development of lake land - water issues
- High taxes, with little value for me in return
- Taxes
- Property taxes
- No one (big %) knows whats going on - see last page



- Development of ag + recreational lands
- Drugs + breakins
- We have no issues
- Development
- High taxes
- Controlled growth
- Crime
- Road maint./how to pay for growing taxes/
- Jobs
- size
- Too high taxes
- Development
- Need a facility for composting + branches
- Property taxes/government growth
- Economic development
- Expense
- Taxes
- Taxes
- Do we have enough quality water to suggest future growth.
- High taxes
- recycling
- Supporting growth without needless restrictions that impinge on our freedoms.
- Road conditions
- Little enforcement of codes
- Keeping the roads up
- Fire Department - Not service - but management - ownership
- No jobs
- Road Conditions
- Keep taxes low
- Higher taxes
- Taxes
- Land use management
- Developing to Fast
- To maintane our roads with rising costs
- Keep the downtown the way it is and make move on the outside of Town of Amery
- Junkey home sites, mobile homes
- Uncontrolled increase in property tax without increase in services.
- Residents to understand/agree on fire protection issue.
- Taxes are so high they are forcing people to sell/move
- Create good business environment.
- Too high taxes for lake owners - you are taxing us off the lake!!
- Jobs
- Clean waterways; environment
- Citizens involvment/board needs to understand that they work for the citizens
- Too many {???
- Tax reform
- Road infrastructure/maintenance
- Taxes
- More development
- Control spending



- Roads
- Too many houses for sale
- Taxes
- Not sure
- High property tax
- Lack of a growth plan.
- We need more commercial industry
- Taxes are too high
- Uncontrolled development
- Needs to stay country
- Zoning
- Taxes
- Recreation
- County + State restrictions
- Roads
- Residential growth = roads - astetic appearance
- Attract some job producing industry to help hold down taxes on real estate
- Taxes too high
- Taxes
- Not sure
- Property taxes too high! Doubled since 1998
- Loss of farmland and the rural feel
- People want too much government
- junk homes, people's trash, rentals
- Taxes - too high
- Fire protection
- To many cluster developments
- Increased traffic
- Too high of school tax in Amery Dist.
- Too much residential development
- To many mobile homes + double wides on to small section of land. Also they do not keep their area around there home clean + neat. They look very bad.
- Taxes
- Provide services without over taxing
- Fire district
- Growing too fast
- Concern: pollution
- Taxes are too high - every year they go up a lot - am going to have to sell.
- Unreasonable local tax structure and building oversite
- Over improving causing tax increases
- Lake management
- Increasing taxes
- No opinion
- Our taxes are very high
- Lakeshore property tax way to high in comparison to other property
- Keepin taxes lower
- Taxes
- Taxes, jobs-affordable wages
- Large rural township relying on City of Amery for any municipal services. (school, library, fire dept, recreation/softball fields, tennis, etc.
- Future growth



- Land use - woods are being cut into small parcels that will change environment for plants and animals - increased traffic .. People drive too fast + don't obey STOP signs.
- That the governing board does not micro manage future expansion + improvements.
- Don't enforce restrictions/regulations
- Speed on the roads. No shoulders.
- Loss of agri. Land
- Protecting the environment (especially in the lakes, rivers, + streams) + managing the development
- Population growth
- Recycling - adequate compost - all relaxed
- Taxes
- Tax on real estate
- roads
- High taxes!!! Property taxes are way out of line and forcing people to leave the area plus making it almost impossible to sell anything!
- taxes - feel they are assessed to high.
- Taxes are growing to high
- If development is to proceed - do it intelligently
- Housing development
- Real estate taxes to high & no restrictions.
- Not sure
- Keeping up with basic needs. As a newer resident I find that no one really cares about missing street signs, etc. After all doesn't everyone already know where everything is?
- Taxes
- Water quality in the lakes
- Taxes
- Managing growth and the associated need for services
- Encroachment from larger metro areas
- More recreational areas that are non-motorized
- Druggies + alcoholic drivers driving while on phone + texting
- {???) for schools
- Water pollution - lake, stream + water table
- Unkept houses to many animals
- Taxes too high
- Pesticide/herbicide/fertilizer runoff into all wetlands, rivers, and lakes (this needs to be stopped - enforced!!
- property taxes
- Property tax
- Taxes too high
- Housing prices + taxes
- School taxes
- Quality of Apple River
- Retiring people who try to take over the area
- ?
- Rising taxes
- Over population
- Taxes
- Environment - sustainable resources - Take out the dams - managing resources with environmental concerns as guide
- Loss of agricultural property.
- Taxes
- High taxes
- Get things for people don't need to travel as far
- Don't know



- Higher taxes
- Property taxes
- Loss of rural character without strict planned development
- Cost of real estate taxes
- Rural farms
- Encourage & manage growth
- Growth of City of Amery
- Amery
- Road maintenance
- Taxes too high.
- Roads-
- ?
- ?
- too many homes - "lack of country feel"
- You're taxing people (elderly) out of their homes.
- Taxes, road, fire prevention
- Our fire protection - Management not service
- Urban development
- Property taxes
- Keeping the town clean! No junk!
- Poverty - It's a bitter reality for many kids here.
- School taxes too high
- Taxes too high!
- Taxes
- Preserving our lake water
- Lack of growth/development
- Taxes - too high
- Property taxes are too high
- Lack of technology (cell service, internet) due to Amery Telcom's restrictions
- Taxes
- Over taxation without representation
- Urban sprawl
- High tax
- Reduced availability of land for recreation
- High taxes
- Tax structure
- Development of non motorized walking trails - Protection of natural resources esp lakes, streams, and rivers.
- Property taxes way too high! Compared to others near by
- Property taxes
- Taxes
- the honeysuckle taking over the woods
- Property taxes
- How the DNR is trying to turn a former railroad be into an ATV trail.
- Taxes
- All the homes that have little junk yards.
- Old rules - new time
- Keeping pace with community needs as it changes from rural to urban.
- There is not enough maintenance staffing for the present Township needs.
- Development - needs to be limited
- Lincoln township always has been a good township.



- Taxes
- High property taxes
- ?
- Meth labs
- To keep taxes under control - no large property tax raises
- Managing growth + development while maintaining the attributes that make Lincoln Township a desirable place to live
- Taxation
- Taxes
- Converting town roads into housing developments
- Need ordinances ed, fire, dogs at large, burying, storage too many locations have junk visible.
- Not sure
- Taxes
- Uncontrolled Development
- Hold down taxes
- We are taxed out of our property!
- Maintaining Roads - Paving Projects
- High taxes; erosion of small town businesses; loss of family farms; housing development leap frogging
- Taxes for lake home owners
- People will not be able to afford their homes due to taxes. Polk is 3rd in the state, WI is in the top 5 of highest taxed states in u.s.!
- Escalating land cost
- Too many homes to close together
- Taxes too high
- We need new businesses to offset absolutely "insane" - Real estate taxes and high prices on everything - and bring new jobs.
- Taxes
- "Taxes"
- Traffic control; speed + loud mufflers
- {???} - taxes
- Excelent planning so future development is not better - better and addresses environmental concerns.
- Unfair fire protection charges
- ?
- Cars speeding! Especially those cars going (and leaving) the Lake Wapo Bible Camp. We could lower taxes by enforcing the speed limit!
- Too much spending - High Taxes
- Keeping mud ducks out
- Limiting growth discourages new, young families to move in - soon we will simply be a retirement community, lets even out our demographics
- High property taxes
- alcohol + drug use and related crime
- Taxes too high
- Need new growth
- Developers & builders threatening the environment of the Lincoln agricultural and habitat community
- Preservation of ag land
- I don't know - perhaps road improvement.
- Taxes
- Taxes over taxed! Unnessary spending
- Zoning of commercial property
- Spending of tax money
- development
- Property taxes of lakehome owners
- Rural housing, farmland going



- Too high taxes for little
- Taxes
- Property taxes
- Control our development
- Maintaining quality of roads
- High taxation
- Taxes
- High taxes
- Taxes
- Taxes/population growth
- Condition of the lake (wapo)
- Taxes
- Tax increases
- ATV trails on the westside
- Water quality in the lakes
- Clean-up unsightly properties - axe riffs + rails etc.
- Taxes
- Real estate tax (to high)
- Taxes
- Fire Dept - need greater share in management equal to our share in funding the Fire Dept.
- Cost of living
- (For us: Lyme Disease) - for the Town of geographical interest... I don't know how this can relate to comprehensive planning issues (?)
- The world is a place of constant change, if the Town of Lincoln chooses not to change with the world then the town will surely wither and die.
- The Twin Cities citizens moving into Polk County
- People moving here and then wanting to stop growth and development - Also a lot of people don't like agriculture the number one industry in wisconsin.
- Growth
- Promoting + develop plan for growth
- Growth
- Too many trash houses - clean up of yards
- Traffic control on several town roads (speed) (the country highways should also concern us). Hiking and biking is becoming more difficult on any of our roads
- Increasing taxes - Farmland shouldn't be subsidized It should be assessed at or at least closer to FMV!
- I live 1 mile east of Amery and want to keep it a rural area with no housing development. Also keeping taxes low are a big concern.
- Taxes
- Real estate taxes - keep increasing well above income of owners.
- Taxes
- Taxes!!
- 1. Lake water quality 2. Taxes (Polk Cty + Lincoln)
- Taxes
- Taxes
- ?
- ?
- We need county-wide technology services including broad band. - Walmart decreasing business loss of downtown.
- Maintaing our roadways
- Too much farm land being sold for housing
- My concern I don't live on the river but why do I pay rehabilitation taxes every yr?
- Rapid growth with no management
- Environmental damage/littering



- My biggest concern is the increasing property tax
- Taxes - spending - lack of foresight. Incompetence
- Zoning - following ordinances - too many variances granted
- High taxes
- groundwater
- Lack of management of development, eventually becoming a non-rural area - a woodbury.

**Q9 (a) - The Town of Lincoln needs more Single Family Homes**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	95	21.99%	19.51%
Agree	174	40.28%	35.73%
Disagree	47	10.88%	9.65%
Strongly Disagree	21	4.86%	4.31%
No Opinion	95	21.99%	19.51%
<b>Total</b>	<b>432</b>	<b>100.00%</b>	<b>88.71%</b>

**Q9 (b) - The Town of Lincoln needs more Twin Homes/Condos**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	22	5.24%	4.52%
Agree	103	24.52%	21.15%
Disagree	107	25.48%	21.97%
Strongly Disagree	89	21.19%	18.28%
No Opinion	99	23.57%	20.33%
<b>Total</b>	<b>420</b>	<b>100.00%</b>	<b>86.24%</b>

**Q9 (c) - The Town of Lincoln needs more Manufactured Homes**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	13	3.10%	2.67%
Agree	94	22.43%	19.30%
Disagree	97	23.15%	19.92%
Strongly Disagree	101	24.11%	20.74%
No Opinion	114	27.21%	23.41%
<b>Total</b>	<b>419</b>	<b>100.00%</b>	<b>86.04%</b>



**Q9 (d) - The Town of Lincoln needs more Elderly/Assisted Living**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	47	11.14%	9.65%
Agree	160	37.91%	32.85%
Disagree	56	13.27%	11.50%
Strongly Disagree	46	10.90%	9.45%
No Opinion	113	26.78%	23.20%
<b>Total</b>	<b>422</b>	<b>100.00%</b>	<b>86.65%</b>

**Q9 (e) - The Town of Lincoln needs more Rental Housing**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	11	2.63%	2.26%
Agree	79	18.85%	16.22%
Disagree	94	22.43%	19.30%
Strongly Disagree	126	30.07%	25.87%
No Opinion	109	26.01%	22.38%
<b>Total</b>	<b>419</b>	<b>100.00%</b>	<b>86.04%</b>

**Q9 – Other facilities wrote in...**

- 
- Cluster Development (Strongly Agree)
  - Business (Strongly Agree)
  - Reasonable land (Agree)
  - Snowmen haha! (Strongly Agree)
  - None of the above (Strongly Disagree)
  - Business (Strongly Agree)
  - Restaurants (Strongly Agree)
  - Low cost housing (Strongly Agree)
  - Restaurants (Strongly Agree)
  - Business (Strongly Agree)
  - Churches/business (Strongly Disagree)
  - manufacturing (Agree)
  - 55+ Retirement communities/Patio homes
  - New businesses (Strongly Agree)
  - Low income (Agree)
  - apartments
  - Motorized ATV trails (Strongly Agree)
  - Tax base (Strongly Agree)
  - But we also need affordable housing

**Question 9**

-Less taxes

-need to be careful where condos are located (because sewer,water)



- Better management of what we already have.
- Don't know
- (b) some
- (b) need more info
- (d) Public! Not private
- (e) need more info

**Q10 - The Town should adopt and enforce a property maintenance ordinance (*prohibiting outside storage of junk vehicles, old appliances, etc.*)**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Strongly Agree	233	49.26%	47.84%
Agree	153	32.35%	31.42%
Disagree	42	8.88%	8.62%
Strongly Disagree	29	6.13%	5.95%
No Opinion	16	3.38%	3.29%
<b>Total</b>	<b>473</b>	<b>100.00%</b>	<b>97.13%</b>

**Additional Comments**

- 100%
- But not boats, trailers, RVs etc.
- if out of hand
- If deemed an eyesore.

**Q11 - The Town of Lincoln should develop and promote design guidelines, covenants, or standards for residential development?**

Response	Frequency	Percent of Frequency	Percent of Frequency
Strongly Agree	92	19.37%	18.89%
Agree	195	41.05%	40.04%
Disagree	98	20.63%	20.12%
Strongly Disagree	50	10.53%	10.27%
No Opinion	40	8.42%	8.21%
<b>Total</b>	<b>475</b>	<b>100.00%</b>	<b>97.54%</b>

**Additional Comments**

- within reason
- Just follow county
- longer than 20 yr. covenants
- should meet state guidelines
- depends on situation
- must clearly define guide lines



**Q12 - The Town of Lincoln should promote the use of community (shared) sewer systems for residential development?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	59	12.55%	12.11%
Agree	183	38.94%	37.58%
Disagree	102	21.70%	20.94%
Strongly Disagree	48	10.21%	9.86%
No Opinion	78	16.60%	16.02%
<b>Total</b>	<b>470</b>	<b>100.00%</b>	<b>96.51%</b>

**Question 12**

- Would again increase property taxes!!
- 1) Wapo has a fine system keep your hands off.
- westwood estate/shoreview area/pike lk
- eg. westwood, bear ridge, etc apple river, pike lake
- We need public water systems + fire hydrants
- Need more info
- sanitary district only on large lakes
- Need more information on this one roads

**Q13 - How would you rate the general condition of local roads in the Town of Lincoln?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Fine	102	21.52%	20.94%
Good	333	70.25%	68.38%
Poor	34	7.17%	6.98%
No Opinion	5	1.05%	1.03%
<b>Total</b>	<b>474</b>	<b>100.00%</b>	<b>97.33%</b>

**Additional Comments**

- Don't live there yet.
- fair
- Wisconsin LN only
- who maintains Co Rd H = Amery to Hwy 8? It's very poor.
- lighting
- 13th St.



**Q14 - How would you rate the ongoing maintenance of local roads in the Town of Lincoln?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Excellent	50	10.50%	10.27%
Good	271	56.93%	55.65%
Fair	119	25.00%	24.44%
Poor	20	4.20%	4.11%
No Opinion	16	3.36%	3.29%
<b>Total</b>	<b>476</b>	<b>100.00%</b>	<b>97.74%</b>

**Question 14**

- I live on main Hyway so
- you mean there is someone doing this?
- to poor
- truck drivers turning. Snow plowing need to be plow snow not race down

**Q15 - How would you rate the snow removal of local roads in the Town of Lincoln?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Excellent	97	20.29%	19.92%
Good	220	46.03%	45.17%
Fair	85	17.78%	17.45%
Poor	26	5.44%	5.34%
No opinion	50	10.46%	10.27%
<b>Total</b>	<b>478</b>	<b>100.00%</b>	<b>98.15%</b>

**Additional Comments**

- I live on main Hyway so
- We don't appreciate huge banks in front of our driveway though
- would like white dividing line on 80th street dangerous winter - need sign on highway 8 - 80th street (only E sign) on right side yield sign 85st joins 100 ave - maybe doing: do not spray for weeds around mail boxes and kill flowers
- To much sand
- Not there in winter
- 60th Ave - Not always good
- Every year we lose our mailbox to the snowplow!
- Don't use it during winter



**Q16 - The Town of Lincoln should allow ATV's on Town roads.**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	62	13.05%	12.73%
Agree	131	27.58%	26.90%
Disagree	124	26.11%	25.46%
Strongly Disagree	126	26.53%	25.87%
No opinion	32	6.74%	6.57%
<b>Total</b>	<b>475</b>	<b>100.00%</b>	<b>97.54%</b>

**Additional Comments**

-only if designated route & wearing a helmet & permit  
 -to trails  
 -Emergencies only  
 -for now  
 -Limited roads to trails  
 -Never  
 -They already do anyway!!  
 -with strict conditions  
 -To reach the designated trail  
 -You Already Do - A little late to Ask  
 -Certain Rds

**Q17 (a) - The Town of Lincoln should develop Biking Trails**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	147	31.82%	30.18%
Agree	195	42.21%	40.04%
Disagree	55	11.90%	11.29%
Strongly Disagree	20	4.33%	4.11%
No Opinion	45	9.74%	9.24%
<b>Total</b>	<b>462</b>	<b>100.00%</b>	<b>94.87%</b>

**Q17 (b) - The Town of Lincoln should develop Hiking/Walking Trails**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	161	34.70%	33.06%
Agree	188	40.52%	38.60%
Disagree	53	11.42%	10.88%
Strongly Disagree	23	4.96%	4.72%
No Opinion	39	8.41%	8.01%
<b>Total</b>	<b>464</b>	<b>100.00%</b>	<b>95.28%</b>



**Q17 (c) - The Town of Lincoln should develop Snowmobile Trails**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	86	18.86%	17.66%
Agree	172	37.72%	35.32%
Disagree	90	19.74%	18.48%
Strongly Disagree	54	11.84%	11.09%
No Opinion	54	11.84%	11.09%
<b>Total</b>	<b>456</b>	<b>100.00%</b>	<b>93.63%</b>

**Q17 (d) - The Town of Lincoln should develop ATV Trails**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	90	19.74%	18.48%
Agree	159	34.87%	32.65%
Disagree	88	19.30%	18.07%
Strongly Disagree	82	17.98%	16.84%
No Opinion	37	8.11%	7.60%
<b>Total</b>	<b>456</b>	<b>100.00%</b>	<b>93.63%</b>

**Q17 (e) - The Town of Lincoln should develop Cross Country Ski Trails**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	107	23.57%	21.97%
Agree	193	42.51%	39.63%
Disagree	61	13.44%	12.53%
Strongly Disagree	23	5.07%	4.72%
No Opinion	70	15.42%	14.37%
<b>Total</b>	<b>454</b>	<b>100.00%</b>	<b>93.22%</b>

**Q17 (f) - The Town of Lincoln should develop Horseback Riding Trails**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	58	12.86%	11.91%
Agree	168	37.25%	34.50%
Disagree	92	20.40%	18.89%
Strongly Disagree	35	7.76%	7.19%
No Opinion	98	21.73%	20.12%
<b>Total</b>	<b>451</b>	<b>100.00%</b>	<b>92.61%</b>



**Additional Comments**

- Depending on financing available
- If no add'l tax incurred
- Need more info to answer these
- If this will increase our taxes then No
- No answers to above due to age + lack of exposure
- Save lower taxes
- shared community spaces should be reserved as a part of development plans
- Where's the money
- I don't think it's the Town's responsibility
- The Amery to Dresser Trail must be multipurpose (motorized)
- this does not concern me, am forced to sell because high taxes
- (b) summer
- (c) private but not by the town
- (c) Go on your own property, but don't disturb neighbors!
- (c) enforce confinement to trails
- (d) enforce confinement to trails
- (d) Go on your own property, but don't disturb neighbors!
- (d) private but not by the town
- (e) winter
- (f) private but not by the town

**Q18 (a) - Within the next 20 years, the Town of Lincoln will need to build or expand the Town Hall**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	7	1.57%	1.44%
Agree	84	18.83%	17.25%
Disagree	175	39.24%	35.93%
Strongly Disagree	72	16.14%	14.78%
No Opinion	108	24.22%	22.18%
<b>Total</b>	<b>446</b>	<b>100.00%</b>	<b>91.58%</b>

**Q18 (b) - Within the next 20 years, the Town of Lincoln will need to build or expand Ambulance Service**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	39	8.71%	8.01%
Agree	161	35.94%	33.06%
Disagree	108	24.11%	22.18%
Strongly Disagree	44	9.82%	9.03%
No Opinion	96	21.43%	19.71%
<b>Total</b>	<b>448</b>	<b>100.00%</b>	<b>91.99%</b>



**Q18 (c) - Within the next 20 years, the Town of Lincoln will need to build or expand the Disabled and Elderly Transportation**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	50	11.11%	10.27%
Agree	200	44.44%	41.07%
Disagree	67	14.89%	13.76%
Strongly Disagree	35	7.78%	7.19%
No Opinion	98	21.78%	20.12%
<b>Total</b>	<b>450</b>	<b>100.00%</b>	<b>92.40%</b>

**Q18 (d) - Within the next 20 years, the Town of Lincoln will need to build or expand the Recycling Center**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	82	18.22%	16.84%
Agree	199	44.22%	40.86%
Disagree	70	15.56%	14.37%
Strongly Disagree	27	6.00%	5.54%
No Opinion	72	16.00%	14.78%
<b>Total</b>	<b>450</b>	<b>100.00%</b>	<b>92.40%</b>

**Q18 (e) - Within the next 20 years, the Town of Lincoln will need to build or expand Parks/Open Space**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	65	14.44%	13.35%
Agree	186	41.33%	38.19%
Disagree	90	20.00%	18.48%
Strongly Disagree	30	6.67%	6.16%
No Opinion	79	17.56%	16.22%
<b>Total</b>	<b>450</b>	<b>100.00%</b>	<b>92.40%</b>

**Q18 (f) - Within the next 20 years, the Town of Lincoln will need to build or expand the Town Shop**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	15	3.40%	3.08%
Agree	107	24.26%	21.97%
Disagree	122	27.66%	25.05%
Strongly Disagree	55	12.47%	11.29%
No Opinion	142	32.20%	29.16%
<b>Total</b>	<b>441</b>	<b>100.00%</b>	<b>90.55%</b>



**Q18 (g) - Within the next 20 years, the Town of Lincoln will need to build or expand  
Emergency Services**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Strongly Agree	48	10.57%	9.86%
Agree	188	41.41%	38.60%
Disagree	88	19.38%	18.07%
Strongly Disagree	30	6.61%	6.16%
No Opinion	100	22.03%	20.53%
<b>Total</b>	<b>454</b>	<b>100.00%</b>	<b>93.22%</b>

**Q18 – Other**

**Additional Responses**

- Water {???} (Strongly Agree)
- Own fire dept
- NW TWP fire station (Agree)
- Compost sites! (Strongly Agree)
- Sewer Pumping Station (Strongly Agree)
- alternative energy sources
- Save lower taxes
- website (Strongly Agree)
- No separate fire station
- City water (Strongly Agree)
- Roads (Strongly Agree)
- Police (Strongly Agree)
- Swimming opportunity/public camping (Strongly Agree)

**Additional Comments**

- Don't know enough to form opinion
- I would like to see green material recycling - a compost pile for leaves, {???} etc.  
It appears to me that these issues can't be decided by one township. what emergency ambulance service will be available. Cooperate rather than compete with surrounding community.
- keep rural
- No answers to above due to age + lack of exposure
- We already have a Town Hall - a recycling service is close by.
- Have one
- Distributing center - food - clothing and misc. for the poor and displaced.
- Didn't know Lincoln even had a Town Hall!
- It all depends on growth rate.
- ask again when there is no recession
- The above all quite well served now.
- (a) we have it
- (a) You just Built
- (a) new
- (b) use amery
- (c) use amery



- (c) again - have a larger plan than just Township
- (c) use the school buses.
- (c) coordinated
- (d) Very strongly agree
- (d) already a service
- (d) & leaves, branches
- (d) new
- (e) reserve - do we have any?
- (f) ? what is this
- (f) we have it
- (g) use amery
- (g) firestation
- (g) fire

**Q19 (a) - The Town of Lincoln provides adequate services and opportunities for Park Areas**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Strongly Agree	55	12.28%	11.29%
Agree	217	48.44%	44.56%
Disagree	86	19.20%	17.66%
Strongly Disagree	11	2.46%	2.26%
No Opinion	79	17.63%	16.22%
<b>Total</b>	<b>448</b>	<b>100.00%</b>	<b>91.99%</b>

**Q19 (b) - The Town of Lincoln provides adequate services and opportunities for Bike Trails**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Strongly Agree	29	6.49%	5.95%
Agree	133	29.75%	27.31%
Disagree	130	29.08%	26.69%
Strongly Disagree	35	7.83%	7.19%
No Opinion	120	26.85%	24.64%
<b>Total</b>	<b>447</b>	<b>100.00%</b>	<b>91.79%</b>

**Q19 (c) - The Town of Lincoln provides adequate services and opportunities for Walking/Hiking Trails**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Strongly Agree	33	7.43%	6.78%
Agree	128	28.83%	26.28%
Disagree	150	33.78%	30.80%
Strongly Disagree	26	5.86%	5.34%
No Opinion	107	24.10%	21.97%
<b>Total</b>	<b>444</b>	<b>100.00%</b>	<b>91.17%</b>



**Q19 (d) - The Town of Lincoln provides adequate services and opportunities for Baseball/Softball Fields**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Strongly Agree	29	6.59%	5.95%
Agree	155	35.23%	31.83%
Disagree	84	19.09%	17.25%
Strongly Disagree	11	2.50%	2.26%
No Opinion	161	36.59%	33.06%
<b>Total</b>	<b>440</b>	<b>100.00%</b>	<b>90.35%</b>

**Q19 (e) - The Town of Lincoln provides adequate services and opportunities for Golf Courses**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Strongly Agree	55	12.25%	11.29%
Agree	190	42.32%	39.01%
Disagree	58	12.92%	11.91%
Strongly Disagree	10	2.23%	2.05%
No Opinion	136	30.29%	27.93%
<b>Total</b>	<b>449</b>	<b>100.00%</b>	<b>92.20%</b>

**Q19 (f) - The Town of Lincoln provides adequate services and opportunities for ATV/Motorized Trails**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Strongly Agree	51	11.38%	10.47%
Agree	172	38.39%	35.32%
Disagree	76	16.96%	15.61%
Strongly Disagree	32	7.14%	6.57%
No Opinion	117	26.12%	24.02%
<b>Total</b>	<b>448</b>	<b>100.00%</b>	<b>91.99%</b>

**Q19 (g) - The Town of Lincoln provides adequate services and opportunities for Boat Launch/Water Access**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Strongly Agree	52	11.45%	10.68%
Agree	224	49.34%	46.00%
Disagree	71	15.64%	14.58%
Strongly Disagree	18	3.96%	3.70%
No Opinion	89	19.60%	18.28%
<b>Total</b>	<b>454</b>	<b>100.00%</b>	<b>93.22%</b>



**Q19 (h) - The Town of Lincoln provides adequate services and opportunities for Hunting/Fishing Access**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Strongly Agree	43	9.45%	8.83%
Agree	207	45.49%	42.51%
Disagree	72	15.82%	14.78%
Strongly Disagree	21	4.62%	4.31%
No Opinion	112	24.62%	23.00%
<b>Total</b>	<b>455</b>	<b>100.00%</b>	<b>93.43%</b>

**Q19 - Other**

**Individual Responses**

- open RR beds (Strongly Agree)
- Support Tourism (Strongly Agree)
- Horse trails (Disagree)
- High technology service (Strongly Disagree)
- Swimming (Strongly Disagree)

**Additional Comments**

- Don't know enough to form opinion
- No answers to above due to age + lack of exposure
- unaware of any sanctioned by Township
- keep rural
- Why no SNA's in Lincoln??
- (a) Have none
- (a) Do we have any?! Other than in the City of Amery
- (b) Have none
- (b) It's very hard to do this anymore
- (c) Don't know of any
- (c) It's very hard to do this anymore
- (c) Have none
- (d) Dont need
- (d) do we have any?!
- (d) Have none
- (e) Have none
- (e) Not needed
- (e) Dont need
- (e) is Amery golf course in Lincoln?!
- (e) Not a responsibility of a Township
- (f) Have none
- (f) There are too many!
- (g) 3 need updating
- (g) Need more accesses for boat launching + fishing



**Q20 - The Town of Lincoln should protect and promote buildings, sites, and artifacts of historical importance**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	91	19.53%	18.69%
Agree	269	57.73%	55.24%
Disagree	46	9.87%	9.45%
Strongly Disagree	12	2.58%	2.46%
No Opinion	48	10.30%	9.86%
<b>Total</b>	<b>466</b>	<b>100.00%</b>	<b>95.69%</b>

**Additional Comments**

-Please list them.

**Q21 - With increasing single family development, do you feel residents should have the right to farm in the Town of Lincoln?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	205	43.71%	42.09%
Agree	226	48.19%	46.41%
Disagree	13	2.77%	2.67%
Strongly Disagree	6	1.28%	1.23%
No Opinion	19	4.05%	3.90%
<b>Total</b>	<b>469</b>	<b>100.00%</b>	<b>96.30%</b>

**Additional Comments**

-as long as farms do not pollute lakes + streams  
 -As long as they're not polluting water, etc  
 -only agricultural, no livestock  
 -But not new, huge farms!  
 -what type? Size? Feedlots? Manure pits?

**Q22 - Many residents in the Town of Lincoln enjoy its "rural character". How would you define "rural character"?**

**Response**

---

- By caring about your neighbors and visitors alike. It's a respect thing.
- out of town (country)
- NO CLOSE NEIGHBORS
- having country possibilities as recreational as well as family farms!
- Combo of Farms homes ect
- rural - wide spread homes not clustered as in town



- Farms + Woodlands - Lake - Creeks - Apple River
- Farmland mixed with residential homes.
- small farms, friendly people, single family homes
- forests + farming
- openness
- good
- quiet - clean air - room
- GREAT
- No city water or sewer - Ability to do what you want on your land.
- Large lots.
- farms - fields - livestock - Backroads
- min. 10 acre lots
- Primarily Farming with adequate woodland with single Family homes + farmsteads intermixed.
- in the Country with City Needs Close
- Large lot or parcel sizes
- Open spaces + woods uncluttered by houses/trailers in open areas.
- quiet, safe, around an agricultural development of livestock and crops
- Less criminal element.
- Farming open land - No big development sites
- ?
- No business
- Open landscape, farms, spaced out housing
- Large open country areas
- The rural look - Leave well kept old sites alone
- Peace + quiet
- Farms - Not Crowded Housing
- out of city limits - quiet
- NON METROPOLITAN
- open spaces, parks, farm animals.
- farming community
- being able to own acreage and farm
- wooded land and farmland
- a mix of single family homes, agricultural, recreation.
- not crowded, ease of infrastructure - quiet
- Looking out and seeing farms
- Primary Land use is agriculture
- woods, low water noise
- Adhere to traditional values
- Open spaces, no close neighbors, peace + quiet
- Small
- Acre of lawn to mow
- Not a city
- Without housing developments
- Mixture of farms, + single family homes, + nature
- N/A
- Living outside the city limits + minimal road traffic
- Love the country living
- Farm fields - manure
- Only one residence per 20 acres
- clean, friendly, quiet, pristine



- Space, privacy & very low density.
- Open spaces, woods, farms
- Keeping agricultural strong
- A peaceful way of life where neighbors know and help each other.
- Housing with acreage
- Open space
- Not too many rules. Not too much commercial development
- Peace + quiet
- Minimal rules, small farms, no commercial sites, no housing developments
- Lincoln has no character (to many for sale signs around)
- (owning) having acreage around their homes
- seeing deer, turkey's and other wildlife
- Wooded areas
- Space - open areas - not crowded
- Freedom from covenants and other restrictions decided by a select few
- houses not crowded together
- 5 acres per house
- Grouping houses - 1 acres lots - More open spaces
- Farms + lots of green w/ no housing popping up in the middle of a field
- No commercial or retail sites
- Scenery, minimal development
- Room to live and enjoy nature
- Open space, farms
- The presence of viable working farms
- No huge residential areas w/small lots, no townhomes, apartment buildings, etc.
- A lot of open space - wood, fields or farm land
- Farms forest and single family housing
- Mixture of farms + business
- Neatness of surrounding areas
- Small farms, barking dogs, open space
- Free air - more space to move around
- Living in the past
- Open space/woods
- A balance planned mix of farming and rural development
- Farms, silo's, large lots or acreage, trees, hunting, and wildlife
- Open natural space.
- People connected to the land
- Laid back, friendly, quiet
- Woods and open fields
- Open fields, presence of crop and livestock farms
- I love it
- Mixture of homes, farms and open land
- Its country
- OK
- Small Town, wooded/ag land, wildlife, water
- Natural surroundings, little industrial interference
- Not bad - Better years ago
- Leaving trees grow.
- "country" but close to ammenities
- To be close to woods, ponds, lakes, farms + wildlife



- No modern anything - No delivery service taxis
- farms, farmland
- More farms - and fields - less housing developments
- Open areas of land with mixture of trees & ponds & lakes.
- Farms + Tractors
- Farming - open area - not huge housing development
- Farms with cattle, barns, farm houses, trees
- Rural residences have some space around them
- Houses w/acreage, not houses right next to each other.
- Parcels of several acres - not houses on top of each other.
- Preserve mother nature
- Plenty of space between neighbors
- Farming unites + open space
- Wooded areas (lands) farming lands
- Farm, open land, few homes, few to no commercial business
- Farmlands, wooded areas
- Close to major cities, but away
- Farming fields - no new housing projects
- Good mix of farm, woods, swamps, lakes
- No opinion
- To have some space, peace & quiet
- Many mom + pop farms = relaxed atmosphere
- Increase new lot sizes
- Open spaces
- Woodlands wetlands lake + rivers streams
- Green space, farming, wild life, being able to see stars at night
- quiet open spaces
- Has a welcoming small town feeling
- Wildlife, nature walks, parks open spaces, trees, minimum of business, farms - not developments, outdoor air quality scenery, absence of curbs, sidewalks + restricted access, congestion. Quiet?
- Woods + water. No neighborhoods
- Not a clue, it isn't five acres and a pole shed though.
- Not row to row houses-
- Spaces between homes, open spaces, farms, woods
- Open country with farms wood + fields
- The interspersing of farming and small town -
- the lack of million + multi million dollar homes
- The feeling of country living, quiet, scenic countryside
- Have animals
- 2 lane country roads, lots of wooded areas/undeveloped areas
- Not having a neighbor right on top of you.
- Open space - use common sense rather than laws/rules/ordinances
- Friendly, outgoing, - Red barns, cow - farm field a good mix
- Greater surface area covered by undeveloped land than housing.
- Keeping the land & countryside free of junk cars etc.
- Homes that have more than 5 acres of land.
- Country roads - open fields etc
- Single family homes & farms
- Country bumkins who think they can do or go where ever they like
- Larger wooded lots/no huge houses/no sub-divisions with canned (same) houses with different paint and roof color



- Farms, woods
- Non-citified, natural
- Homes that "fit" the landscape and open space between homes
- More than 3 acres
- Country feeling - not overly developed - larger lots so more privacy
- Fields, old barns + silos, wild flowers
- Open, quiet, wildlife, forested, fairly non-commercial
- Less Development
- Mix of agriculture + residential properties not close in proximity to each other
- Active farm area's
- Quality of the people
- Houses with trees + yards - open space
- don't know
- Woods/fields few houses
- We live on Vijobi trail we still consider that road + area to be rural
- A person who enjoys the independence of a rural home
- Quiet , rolling hills, few homes, open spaces
- Natural green zones
- Farming + personal space 10 + acr
- Being able to take a pee outside on your place.
- 20 acres or more
- More local food available, open spaces, trees, rustic roads
- Close to town, yet a country setting
- Wooded areas, lakes & open spares
- Open spaces
- Many farms
- Residential with farms around us
- Pleasant space
- One house per 5 acres
- Mix of housing - woolends - lakes and agricultural
- Farming areas
- Small town, locally owned business, friendly people, low crime, people know/look out for one another
- Low key, single family homes on Lrg. Lots, farms, wooded areas.
- Farms with fields + animals or wooded areas
- Outstanding
- Lots of recreational activities on both land + water
- The way it is.
- Quiet, Quaint
- Open spaces (parks/trees/water) planned hand in hand w/ development
- Barns, {???} of farms, meadows, woods, water
- Not overpopulating with homes
- No shopping centers or strip malls.
- Being close to town but still has the quite country feel
- Cluster housing - small lots - open spaces
- Being able to clearly see the stars at night
- Farms, crops, undeveloped woodlands - ponds - streams. Farm equipment on the road.
- Farms - animal preserves - beauty
- Open & wooded areas; many lakes & ponds undeveloped
- Open spaces
- Lack of traffic, but also lack of jobs (decent jobs).



- Nice people
- A mixture of homes + farms + open space
- Farmland, lakes, woods
- Environment with lakes, trees, etc.
- Not too much concentration of homes
- Open spaces, few multi-family dwellings
- Farming + wildlife habitat
- Farms
- Neighbors helping + caring for each other + plenty of "open" spaces
- Open "space", land used in agriculture
- No cluster housing
- Letting people appropriately utilize they're land without having to retain permits (within reason)
- Open space, hobby farms, large lots (2.5 min) and farming
- 1 Family residences on 5 acres of land or more
- Rural character means not having a "comprehensive plan"
- Farms - prairie - forest + free access for hunt + fish
- Looking out for your neighbors
- Large wooded property (lots) free from outside storage of junk w/o street lights; curb/gutter with nearby farmsites
- Site lines from the Hwy looks natural
- Not too crowded - lots of open space - locally owned business - historical buildings
- Rapidly disappearing
- Freedom of rules
- Country, less development, barking dogs, wildlife, free of all the petty rules urban area's have
- Lack of development
- Farming community and good rural country living
- Not crowded, large residential areas
- Country living - being close to Town, but not in Town
- Farms + non-farm homes living together in the Township together.
- Agricultural community
- Farms open area
- Park land - farmland
- Low density housing, substantial ROW setbacks, mixed residential + agricultural development
- Boring, nothing to do, nowhere to go
- The right for each individual to decide what they want for their property - providing they have a large tract of land + are not in a development.
- Farms, forests
- Dispersed residential on 5 acre or more tract interspersed w/ agricultural {???} including forest product processing
- Lack of man made structures
- Open space + farms + agricultural services
- Open natural landscapes on farmland
- Peaceful country atmosphere (lakes, farms, rivers)
- Open area
- A little bit country - no shopping malls
- Less traffic and noise. Abundant wildlife.
- Small towns + nearby farms; peace + quiet
- Woods, lanes, farming
- Open a window - listen, smell, & look. Its great.
- A balanced residential/farming mix
- A time 50 years ago - or an area that hasn't kept pace with the rest of the areas around it
- Farms - country setting



- Farming
- Controlled growth - larger lot
- Lots of open areas with woods, pastures etc.
- Peace - quiet - nature - trees - wildlife
- Uninhabited land, two land roads, no sidewalks, few people
- Low population density
- open + wooded land
- Keep it like it is, don't be influenced by twin city ideas
- Relatively sparse housing concentration, many trees & open space
- Barns, pastures, farmers markets, small business.
- Not over crowded
- Farms, land under cultivation, open spaces, wooded areas
- Fewer people; lakes, streams, wetlands, cropland, hunting
- agricultural/quiet/nature
- It's spacious with natural vegetation covering the ground.
- Separated housing larger home sites
- small farms
- Just the way it is
- Keeping developments at a minimum size
- Farmers here first - Don't let development halt that
- Large building lot + open space
- Low growth
- appropriate mixture of farm + residential
- Farming, wooded areas,
- Same way you do
- Buildings (residents) not built too close together.
- Open space - not one house on top of the other all over
- Where is the Town of Lincoln
- Small farms - woodlots - small subdivisions - nice well kept property
- Sense of pride in our community
- Spacious, undeveloped environment,
- Mixture of farm and scattered dwellings
- Peaceful, safe, property markup
- Lower density housing - recreation activities available
- Distance between residences
- Fresh air
- Farms
- That is why I live here
- Farms, open spaces, undeveloped areas
- Decline to answer
- Not having houses right next to eachother - freeier
- Outside of any city limits
- Having the right to farm!
- Country Living
- Low density housing with active city "nearby" (Amery near our house).
- Relaxed county setting where nature can be enjoyed
- Not all of it is rural - open fields with not very dense buildings
- Rustic roads - must keep these
- Wooded areas, lakes, and ponds interspersed with farms
- Rural character means small farms, hobby farms and larger residential lots.



- People helping people - friendly - country atmosphere
- Hunting + Hobby farming
- Open space - charm
- No farms
- Combination of houses, farm, woodlands
- Neighborly people, lots of wildlife
- Quite living
- Open space
- Cows + sheep + horses running around in pastures
- No big developments (acreage)
- No big corporate farming/or pig lots, feed lots - Trees! No butchering trees + woods for development
- No retail stores or businesses
- Lots of trees etc + brooks bubbling thru it
- farm lands
- Keep it looking rural - not developed
- Country living - quite by yourself
- Large tracts of open or undeveloped land/farmland
- Large lots, farms, community activities
- Farming
- Lower housing density, working farmland. Intact forest areas
- Not a lot of housing development - woods & open fields
- Uncluttered with houses - have woods - lakes & nature as our environment
- Most - if we like city - we can move to MSP
- Small town, not close to a larger city
- Open, undeveloped, unbuilt spaces
- Country living, though close enough to towns

**Q23 - Do you believe that the Polk County Zoning Ordinance is doing enough to protect natural waters?**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Yes	212	46.09%	43.53%
No	88	19.13%	18.07%
No Opinion	29	6.30%	5.95%
I don't know	131	28.48%	26.90%
<b>Total</b>	<b>460</b>	<b>100.00%</b>	<b>94.46%</b>

**Additional Comments**

- upper apple river flowage has major farm run off
- This is a biased question - "yes" sounds like I support it "no" sounds like I want a stronger version "no opinion" sounds like I don't care "I don't know" is what I want to say.
- Need to address farm runoff into lakes
- Need more education for lake shore owners on use of non-phosphorous ferts.
- way to imposing. I pay taxes - don't tell me what to do with my land.
- But needs to be enforced!!
- too much
- encourage production of local food



- Need cleaner beaches.
- What about Beaver Brook!
- Need to be careful about ordinance
- too much
- there is inadequate enforcement
- overkill
- can do better - should be 1-10 scale
- I hope so, but I haven't seen conservation results
- If there had to be developments
- but though well intended it is somewhat misguided

**Q24 - Should the Town actively encourage and support new businesses?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Yes, within the Town of Lincoln	32	7.08%	6.57%
Yes, in the City of Amery	146	32.30%	29.98%
Yes, in both the Town and Amery	241	53.32%	49.49%
No, in either the Town or Amery	11	2.43%	2.26%
No opinion	22	4.87%	4.52%
<b>Total</b>	<b>452</b>	<b>100.00%</b>	<b>92.81%</b>

**Additional Comments**

- (fight all chain businesses) coop + farmer market should be encouraged
- Not in the rural areas - only close to the City of Amery
- Gander Mtn
- Where is this town
- But keep "Walmart" away from here
- makes no sense
- keep businesses in the city - don't change country to city
- only if they have no option w/ China or any other Country for that matter

**Q25 (a) - The Town of Lincoln needs Commercial Development**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	71	16.36%	14.58%
Agree	126	29.03%	25.87%
Disagree	107	24.65%	21.97%
Strongly Disagree	51	11.75%	10.47%
No Opinion	79	18.20%	16.22%
<b>Total</b>	<b>434</b>	<b>100.00%</b>	<b>89.12%</b>



Q25 (b) - The Town of Lincoln needs **Light Industrial Development**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	69	15.72%	14.17%
Agree	172	39.18%	35.32%
Disagree	83	18.91%	17.04%
Strongly Disagree	41	9.34%	8.42%
No Opinion	74	16.86%	15.20%
<b>Total</b>	<b>439</b>	<b>100.00%</b>	<b>90.14%</b>

Q25 (c) - The Town of Lincoln needs **Home Based Businesses**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	65	14.94%	13.35%
Agree	204	46.90%	41.89%
Disagree	44	10.11%	9.03%
Strongly Disagree	16	3.68%	3.29%
No Opinion	106	24.37%	21.77%
<b>Total</b>	<b>435</b>	<b>100.00%</b>	<b>89.32%</b>

Q25 (d) - The Town of Lincoln needs **Recreational Businesses**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	71	16.40%	14.58%
Agree	219	50.58%	44.97%
Disagree	44	10.16%	9.03%
Strongly Disagree	16	3.70%	3.29%
No Opinion	83	19.17%	17.04%
<b>Total</b>	<b>433</b>	<b>100.00%</b>	<b>88.91%</b>

Q25 (e) - The Town of Lincoln needs **Agricultural Based Business**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	74	17.21%	15.20%
Agree	222	51.63%	45.59%
Disagree	34	7.91%	6.98%
Strongly Disagree	13	3.02%	2.67%
No Opinion	87	20.23%	17.86%
<b>Total</b>	<b>430</b>	<b>100.00%</b>	<b>88.30%</b>



Q25 (f) - The Town of Lincoln needs **DSL/High Speed Internet**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	120	27.46%	24.64%
Agree	176	40.27%	36.14%
Disagree	32	7.32%	6.57%
Strongly Disagree	18	4.12%	3.70%
No Opinion	91	20.82%	18.69%
<b>Total</b>	<b>437</b>	<b>100.00%</b>	<b>89.73%</b>

Q25 (g) - The Town of Lincoln needs **Tourism**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	78	18.44%	16.02%
Agree	172	40.66%	35.32%
Disagree	63	14.89%	12.94%
Strongly Disagree	22	5.20%	4.52%
No Opinion	88	20.80%	18.07%
<b>Total</b>	<b>423</b>	<b>100.00%</b>	<b>86.86%</b>

## Q25 - Other

**Individual Responses**

- Another Garbage Service
- Cable TV (Strongly Agree)
- Amery to Dresser trail motorized (Strongly Agree)
- Overall higher quality of life (Strongly Agree)
- Art spaces - recreation can be more than sports
- Restaurants (Agree)
- Common Sense (Strongly Agree)
- Lower taxes (Strongly Agree)
- Green businesses (Strongly Agree)
- New phone service
- Better roads, cleaner water (Strongly Agree)

**Additional Comments**

- Less Taxes!
- Why spend more \$\$ to duplicate?
- Not really the year for big changes or added payroll
- (a) needs a good plan/zoning
- (a) small
- (a) Inside Amery
- (b) Inside Amery
- (b) needs a good plan/zoning
- (b) but ok
- (e) natural food production –



- (f) if affordable
- (f) It's already available
- (f) most important
- (f) already have it - how about wireless town?

**Q26 - Local organizations, such as the Apple River Association and the Lake Wapogasset Bear Trap Association, should be more involved with the Town of Lincoln.**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Strongly Agree	61	13.06%	12.53%
Agree	210	44.97%	43.12%
Disagree	63	13.49%	12.94%
Strongly Disagree	18	3.85%	3.70%
No Opinion	115	24.63%	23.61%
<b>Total</b>	<b>467</b>	<b>100.00%</b>	<b>95.89%</b>

**Additional Comments**

-you don't need that sort of help.

**Q27 - The fire protection contract with the City of Amery meets the needs of the Town of Lincoln.**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Strongly Agree	60	13.04%	12.32%
Agree	248	53.91%	50.92%
Disagree	35	7.61%	7.19%
Strongly Disagree	12	2.61%	2.46%
No Opinion	105	22.83%	21.56%
<b>Total</b>	<b>460</b>	<b>100.00%</b>	<b>94.46%</b>

**Question 27**

- Don't know
- How about our own fire truck? INC. - City of Lincoln
- I feel it is fine for a rural setting.
- what is the contract? Are we covered
- It seems we are paying more than our fair share
- I hope if the need arises
- Don't know
- I need to know what the agreement is now.
- for now
- Do not know
- don't know



- Thankfully we have not needed fire protection. I do not know details of protection.
- Don't know
- After they screw us royally
- But it is not a business-like arrangement protecting Township interests.

**Q28 - The Town of Lincoln should share staff and/or equipment with neighboring municipalities.**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Strongly Agree	55	12.22%	11.29%
Agree	239	53.11%	49.08%
Disagree	72	16.00%	14.78%
Strongly Disagree	16	3.56%	3.29%
No Opinion	68	15.11%	13.96%
<b>Total</b>	<b>450</b>	<b>100.00%</b>	<b>92.40%</b>

**Additional Comments**

- where it make sense + possible.
- Why spend more \$\$ to duplicate?
- If it results in economic benefits
- Not all
- If it helps to manage costs
- To hard to answer! Needs to be detailed as to who maintains equipment pays employees
- (Not give) (2 way street)
- If common sense is used in the transaction
- if it results in lower constantly
- Townships
- share all aspects. Maintenance, etc.
- only with proper training. A good way to cut costs.

**Q29 - How would you rate current efforts by the Town of Lincoln to regulate and guide development?**

Response	Frequency	Percent of Frequency	Percent of Total Surveys
Too much planning and too many regulations	50	11.55%	10.27%
About the right amount of planning/regulations	125	28.87%	25.67%
Not enough planning and regulations	81	18.71%	16.63%
No opinion	177	40.88%	36.34%
<b>Total</b>	<b>433</b>	<b>100.00%</b>	<b>88.91%</b>

**Additional Comments**

- needs to maintain ruralness/no tree butchering
- I don't know what you do.
- dont know enough to comment
- Don't know



- unaware of current efforts
- Don't know
- I'm sorry that i do not know details of current regulations.
- Lacks expertise in application
- Not enough planning - misguided regulations
- Eegal crest core is a ongoing problem.

**Q30 - How would you rate current efforts by Polk County to regulate and guide development?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Too much planning and too many regulations	98	22.58%	20.12%
About the right amount of planning/regulations	106	24.42%	21.77%
Not enough planning and regulations	78	17.97%	16.02%
No opinion	152	35.02%	31.21%
<b>Total</b>	<b>434</b>	<b>100.00%</b>	<b>89.12%</b>

**Additional Comments**

- need golden age manor
- making efforts now
- same as above
- Don't know
- unaware of current efforts
- too much bickering + wasted time
- Not smart enough to plan need guide
- for waterfront
- Ditto above
- too high taxes
- Would like more knowledgeable & educated on County Board
- Not enough planning - misguided regulations

**Q31 (a) - The Town of Lincoln should implement Limit lot creation on agricultural land**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	104	25.00%	21.36%
Agree	156	37.50%	32.03%
Disagree	75	18.03%	15.40%
Strongly Disagree	26	6.25%	5.34%
No Opinion	55	13.22%	11.29%
<b>Total</b>	<b>416</b>	<b>100.00%</b>	<b>85.42%</b>



**Q31 (b) - The Town of Lincoln should implement Larger minimum lot sizes**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	81	19.66%	16.63%
Agree	153	37.14%	31.42%
Disagree	66	16.02%	13.55%
Strongly Disagree	29	7.04%	5.95%
No Opinion	83	20.15%	17.04%
<b>Total</b>	<b>412</b>	<b>100.00%</b>	<b>84.60%</b>

**Q31 (c) - The Town of Lincoln should implement Smaller minimum lot sizes**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	16	3.98%	3.29%
Agree	44	10.95%	9.03%
Disagree	167	41.54%	34.29%
Strongly Disagree	86	21.39%	17.66%
No Opinion	89	22.14%	18.28%
<b>Total</b>	<b>402</b>	<b>100.00%</b>	<b>82.55%</b>

**Q31 (d) - The Town of Lincoln should implement Shoreline/Lakefront protection**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	120	28.17%	24.64%
Agree	199	46.71%	40.86%
Disagree	42	9.86%	8.62%
Strongly Disagree	24	5.63%	4.93%
No Opinion	41	9.62%	8.42%
<b>Total</b>	<b>426</b>	<b>100.00%</b>	<b>87.47%</b>

**Q31 (e) - The Town of Lincoln should implement Habitat protection**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	126	29.79%	25.87%
Agree	216	51.06%	44.35%
Disagree	29	6.86%	5.95%
Strongly Disagree	10	2.36%	2.05%
No Opinion	42	9.93%	8.62%
<b>Total</b>	<b>423</b>	<b>100.00%</b>	<b>86.86%</b>

**Q31 (f) - The Town of Lincoln should implement Farmland preservation**



<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	119	28.00%	24.44%
Agree	219	51.53%	44.97%
Disagree	28	6.59%	5.75%
Strongly Disagree	15	3.53%	3.08%
No Opinion	44	10.35%	9.03%
<b>Total</b>	<b>425</b>	<b>100.00%</b>	<b>87.27%</b>

**Q31 (g) - The Town of Lincoln should implement Groundwater protection**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	186	43.26%	38.19%
Agree	200	46.51%	41.07%
Disagree	11	2.56%	2.26%
Strongly Disagree	7	1.63%	1.44%
No Opinion	26	6.05%	5.34%
<b>Total</b>	<b>430</b>	<b>100.00%</b>	<b>88.30%</b>

**Q31 (h) - Other****Individual Responses**

- D&R needs to think about planting so many turkeys where you can't hunt them
- Air quality - regulate outside burning wood stoves and chimney height (Strongly Agree)
- No feedlots
- What are Polk Ctys Regs + Rules?

**Additional Comments**

- Most of these should be controlled by Polk County.
- There are enough regulations
- (a) Keep a good balance for rural character
- (a) case by case examination
- (a) county function
- (a) Lots allowed on slopes not flat
- (b) Depends if its in a subdivision or not
- (b) Not sure what size is now s/b 5 acres minimum
- (b) needs to fit the situation
- (b) county function
- (b) depends on where lots are
- (b) for developments 3-5 acres
- (b) not sure what the minimum lot size is here.
- (c) I'm not sure what the minimum lot size is here.
- (c) Not sure what size is now s/b 5 acres minimum
- (c) Depends if its in a subdivision or not
- (c) cluster



- (c) needs to fit the situation
- (c) depends on where lots are
- (c) OK if in planned community - but not as currently applied
- (c) 2 acres min.
- (c) county function
- (d) Some but not too restrictive
- (d) Depends if its in a subdivision or not
- (d) DNR does this
- (d) county function
- (d) follow DNR regs.
- (e) Some but not too restrictive
- (e) county function
- (f) Keep a good balance for rural character
- (f) county function
- (g) county function

**Q32 - Do you prefer conventional residential development with large lots (OPTION A) or clustered development (OPTION B)?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
OPTION A	225	57.11%	46.20%
OPTION B	169	42.89%	34.70%
<b>Total</b>	394	100.00%	80.90%

**Additional Comments**

- If the land is currently publicly owned than B. If the land is privately owned than A.
- Do not build these why = these types are a nightmare for school bus transportation
- neither
- five acres or more
- I like cluster for sharing water and sewer facilities and where is a "natural" open air area for recreation
- neither
- Both
- In developments lot sizes should be 3-5 acre minimums.
- No opinion
- This would be good for an elderly development.
- neither
- I do not know - which ever is better for environment??
- large lots in clustered development 5 acre min.
- neither is really acceptable we need farms
- Both are scary
- doesn't mean you have "space" no assurance unless regulated



**Q33 - Which of the following options best describes your ideas on the optimal size of parcels/lots for new residential development?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Single family scattered on 35+ acre lots	29	6.89%	5.95%
Single family scattered on 5+ acre lots	125	29.69%	25.67%
Single family on 1-5 acre lots	155	36.82%	31.83%
Cluster type development	73	17.34%	14.99%
Smaller lots served by community sewer/septic and water systems	39	9.26%	8.01%
<b>Total</b>	<b>421</b>	<b>100.00%</b>	<b>86.45%</b>

**Additional Comments**

- I think a variety is best
- a reasonable mix
- It depends on where the property is
- I like 3-5 acres and/or cluster, depending on the area.
- need both
- you need a mix no one answer is good
- All of these options may be valid in some situations!
- minimum {referring to answer b}
- elderly only {referring to answer d}
- pointless
- none
- for new development only - don't split current farms
- 10-20 acres would be better
- with community sewer and water systems

**Q34 - Do you feel that public information regarding Town meetings, events, or activities is adequately available to residents?**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Strongly Agree	18	3.90%	3.70%
Agree	210	45.45%	43.12%
Disagree	132	28.57%	27.10%
Strongly Disagree	36	7.79%	7.39%
No opinion	66	14.29%	13.55%
<b>Total</b>	<b>462</b>	<b>100.00%</b>	<b>94.87%</b>

**Question 34**

- But could use more
- Not sure
- not residents
- I see notices in the Free Press
- mail notices, minutes, to residents?



**Q35 - Please check the methods of communication you would like to see used more:**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Website	169	25.84%	34.70%
Newspaper notices/featured articles	172	26.30%	35.32%
Newsletters	249	38.07%	51.13%
Posting of Town meeting notices or agendas	57	8.72%	11.70%
Other	7	1.07%	1.44%
<b>Total</b>	<b>654</b>	<b>100.00%</b>	<b>134.29%</b>

**Individual Responses**

- Signs posted on road ways
- amery T.V. - newsletters
- Use of internet - even email
- on channel 3 (cable)
- Cable TV
- email
- All
- Email
- Possible - email
- Emails
- Minutes of the meeting published each month in paper.
- email us minutes of meeting
- mailing
- maybe a once a year newsletter - plans for future and what was done last year
- email
- T.V.
- email
- email
- Newspapers
- email
- email
- set monthly date of town meetings i.e - first Tuesday of Month

**Additional Comments**

- ok now
- useful for seasonal residents
- if we recieve an email alert {referring to website}
- emailed to me {referring to newsletters} - I see postings of meetings in Free Press
- All
- not sure what is used
- Radio & TV
- (email notices)
- Not just Amery Free-Press



**Q36 - The Town of Lincoln should consider these ways of financing future Town needs for public facilities, parks, utilities, and roads.**

<b>Response</b>	<b>Frequency</b>	<b>Percent of Frequency</b>	<b>Percent of Total Surveys</b>
Tax increases	18	2.14%	3.70%
State and Federal Grants	301	35.83%	61.81%
Citizens Groups	48	5.71%	9.86%
New Development Impact Fees	206	24.52%	42.30%
User fees	199	23.69%	40.86%
Loans/Borrowing/Bonding	57	6.79%	11.70%
Other	11	1.31%	2.26%
<b>Total</b>	<b>840</b>	<b>100.00%</b>	<b>172.48%</b>

**Additional Responses**

- Those who benefit pay for it
- All
- Increased tax base = increased taxes - enough programs - "fiscal responsibility"
- All of the above by all means!
- Taxes on new homes
- Less spending - less taxes
- Community fundraising

**In your opinion, what is the greatest strength of the Town of Lincoln?**

- Its natural resources are priceless!
- no idea
- what few access + parking possibilities we have for boating!
- No Opinion
- Recreational possibilities
- lakes + streams farming
- a Town Board that's doing a very adequate job
- clean, pretty good people, OK with crime
- no opinion
- Voting
- Rural Mentality
- there are no great strengths
- Near City of Amery - close to Hospital + schools - Not over crowded
- Rural Character and the farming community
- good leadership + knowledge
- It's current supervisor
- The town of Amery and the rural setting surrounding - The wapo/beartrap community - The civic organizations in Amery - GREAT!
- Has a quiet rural character - sometimes livestock confinement facilities create unpleasant odors. Good roads, well maintained, stable community. The city of Amery is an attraction!
- ?
- Safety - not crowded - beauty - stability
- Financial condition
- Lower Taxes
- Rural setting



- Country atmosphere - not too much crowding of housing
- Road + roadway maintenance
- Close proximity to Amery
- Town Board
- A rural atmosphere with open spaces and woods providing homes for wild animals and habitat for native plants. This is what makes us rural
- Remembering property owners rights
- the lake + land
- Lake Wapogasset/Bear Trap and amery
- It has the ability to protect local land owners if it would do it
- Wherever the most consideration is given to "the folks" not to political hacks + gov't programs
- Beauty, peace + quiet, wildlife, agricultural farming, outdoor recreation
- Lakes + Rivers
- I have not lived in Lincoln Township for 50+ years and I'm vague on its growing needs
- Natural Beauty
- The residents
- Every one seems to get along (strong neighbors) not over whelmed by govt.
- Water Rec.,
- The people
- Lots of space - lots of waterfront
- Open for suggestions
- Natural & agrarian area; Not a suburb
- It's people.
- Diversity of land; lakes, rivers, and farmland
- Rural atmosphere
- It's rural quality - not a lot of rules - people just use common sense - We retired here to get away from the city & would by very upset to see it & all its problems follow us here.
- Good roads
- People who care
- Location relative to recreational activities - need to promote & support to draw tourism which will bring growth.
- I live in rural Lincoln but enjoy being close to business's in the area as well as St. Croix Falls and the T.C. metro area.
- We are big enough to maybe someday have are own fire dept and rescue people.
- Beautiful Parks
- Low taxes
- Have been here 3.5 years - nice rural atmosphere for the most part.
- It's location in relation to Twin Cities
- Reasonable taxes, close to Amery yet out of Howey Stower's reach! Scenic and uncrowded
- Great place to live
- Maintance man Steve Anderson
- The beautiful natural environment is the Township's greatest {???}. Growing is no doubt inevitable but protection of the environment now will pay off in the long run
- The City of Amery
- Its people
- It rural character, the lakes.
- None
- Small town atmosphere with good management to develop a modern environment
- Rural character & beauty
- No opinion
- The Apple River and the location relative to the Twin Cities and the surrounding lakes.
- The people
- Friendly people



- We have a reasonable and fair town board. The majority of the residents work together for the common clause.
- Large tax base, high quality roads
- Rural atmosphere - lakes!!!
- I love it here
- Location to Amery
- Low impact on environment cleanliness of areas
- Been pretty lenient on development for farmers + landowners
- No option
- Past' leadership insight - long time residents
- The Town government is accessible and is close to the residents
- Lake Wapo and Bear Trap. They generate a lot of tourism as well as revenue for Lincoln Township. (P.S. We do not live on either of the lakes)
- Quite well maintained, peaceful - low crime
- Rural, good people
- People
- The lakes & rivers
- That it is staying somewhat country. The city of Amery is starting to creep out this way, we'd like to see it go the other way.
- Anyone elected - must pass a aptitude test
- Knowledgeable people on the board, concerned citizens willing to help.
- The rural character + wooded lands with open farming land.
- Not crowded - country living
- The taxes non-residents pay. Very high. Good for Town of Lincoln - bad for me.
- It's rural atmosphere.
- Do not know
- No opinion
- Lake Wapogasset + Bear Trap for recreation + generating a big tax base
- Lower taxes
- Tourism, retirement town
- Fiscally responsible leaders - good tax \$ base - support of neighbors, services (library, school, fire & ambulance
- We love the hearty spirit of people who love the outdoors and respect nature and each other. The strength is nature itself. I would not want to see industry in the middle of the woods. Such businesses should be on adjacent to City of Amery. Housing for elderly as well in Amery. I would not want to see large housing developments + gas stations dotting the fields.
- No debt - good roads
- Fishing
- Good leadership, good roads, Apple River, recreation + beauty, trees + plants noxious weed control, usually good air quality, rural type living, open spaces, some wildlife still exists despite population growth and destruction of animal habitat
- Beauty - No people
- Lakes, open spaces, proximity to Amery - Amery public library
- The open spaces, the water, the woods: so we need to understand their importance to world to protect those areas, even as we develop parks, trails, etc.
- Rural nature
- City of Amery
- Small down home feeling and concern for the average person.
- Small enough to be personal + practical. No over regulating or red tape
- The feel of a small town
- The crime rate. You rarely hear of a large theft or crime taking place in our town.
- Good road system - attempted to hold taxes down - Have been easy to do business with - Doing a good job
- No opinion
- Rural character
- Proximity to lakes/river/wooded areas



- Would have more of an opinion if we lived there full time.
- Focus over years of maintaining roads + facilities rather than waiting until the last minute. Grasping + embracing growth and change as a positive.
- ?
- We really like living in the Township! But we need to care more for our natural resources of land, water, and air. We're close enuf to city resources, yet rural!
- Unknown
- It's rural character
- Many lakes + rivers, streams, recreational properties + opportunities for people who live here and are appealing factor for tourism.
- Commuting distance to cities - Amery is healthy, strong community - Rural areas
- Town is operated in a fiscally conserved manner
- Real estate taxes from new homes + new business
- It's a small town with plenty of stores
- Taxes on new homes + development
- Community based, business with rec.
- Amery is our vacation home, though we spend 30% of the year here. What we have noticed and have learned is Lincoln has great schools, shopping, emergency services. The best (EMT) lives on our street. Wonderful hospital, recreational area's. Great golf course.
- It's location which encircles amery on three sides - It has State Hwy 46 through the center - It has several county roads in many directions and on Boarders
- We are very impressed with the road maintenance for the Town and maintenance workers when called.
- Lake Wapogasset Bear Trap
- Small Town feel
- The fact it is around the City of amery.
- Location to good beneficial facilities
- The Lake country
- natural beauty, caring community
- Rural environment
- N/A
- Wonderful place to live
- Nearby healthcare - Natural resources
- It's natural resources and recreational attractions
- The friendliness of the people, the responsiveness of Township officers, ie police, fire, treasurer
- Rural atmosphere
- The Apple River
- Location
- Tax base is growing
- It's rural setting
- Rural living fairly inexpensive
- Taxes if not on lakes are O.K. Feel we are trying to tax locals off of Wapo + other lakes.
- Lakes - woods rolling land
- Natural Resource and agricultural land
- Good road maitenance
- The leadership of the Town Board & committees - Good roads
- Taxes (property) are more reasonable than Garfield and the city of Amery. If we keep it that way, Lincoln will just keep growing.
- Close to town - nice rural feeling - no feeling of undue govt. interference - freedom is felt.
- Contributions of homeowners to revenue base via property taxes
- recreation - open space - wildlife yet close to Twin Cities
- Not sure
- Country living
- Farm life w/ large open fields
- The diverse + beautiful nature it provides



- Many types of recreational property
- It's peacefulness
- Location - mean Amery and within hr of Twin Cities - the lakes and rivers.
- It doesn't have a comprehensive plan.
- Rural character
- Beautiful area - senery - water
- We are just learning about the Town.
- Balancing Township needs with a reasonable budget + and not barrowing to operate
- Good Town Board leadership, with good communications skills.
- Rural area with few to none developments and that's how I'd like it to stay the less laws + regulations the better I don't want to live around development like what has been happening between New Richmond, Roberts, Hammond, + Baldwin area's
- Keep the way it is and good condition of our roads.
- Looks pretty clean, residents don't look trashy
- Friendly people - good place to live
- This is still a rural area
- ?
- Close to Twin Cities
- The rural character of the community combined with an abundance of diverse outdoor recreation opportunities and the natural beauty of the area make Lincoln Township a desirable place to live with much potential for future economic growth
- Nice people - esp. {name} and the guy at the recycling center on Saturdays
- Keeping a low key and rural atmosphere
- Local government responsible to electorals
- Rural atmosphere
- Location - rural environment living! Town is also in good financial position to provide excellent services.
- Not sure
- I don't see any great strength!
- It's rural atmosphere
- That it remains small and uses our dollars wisely
- Beautiful lakes/wildlife
- ?
- Don't even really know town limit
- The mix between rural/residential - small town atmosphere
- Diversity + small town friendliness.
- Many lakes - nice parks & green spaces - hiking & biking trails - good community based people - good work ethic in it's people - christian based values - good schools - new medical facilities - hospital
- The people
- They do a good job of snow removal.
- Lakes
- I really don't know.
- Low debt
- Road maintenance, snow removal, cutting the sides of roads + ditches
- Geography and residents
- No opinion
- Property values
- Good roads, maintainance, clean ditches + lakes - nice parks, good land use.
- Decent people
- No comment - only lived here 3 years
- Rural character
- Open rural housing - easy access to health + medical
- Finances - lake property - good past leaders



- It is the Town of Lincoln
- Good people
- Lakes/natural resources
- Lakes & rivers, good roads & financial, secure
- Strong tax base - good citizen interest + participation - good leadership
- Sewer system around Lake Wappogaset + Bear Trap contribute to cleaner water on lakes
- The rural nature of the township. Small - town, personal, close knit relationships
- That we still do have that rural feeling with all the services that the City of Amery provides us ie: great medical care, wonderful schools, fabulous library, good fire protection
- Where is the Town of Lincoln? High taxes
- The citizens who work and pay taxes and keep their place looking nice
- Small town commitment
- Road care
- Parks, roads, and mixed dwellings/farm land.
- Good neighbors -
- No A
- Farms
- Satisfied with current status quo
- Good leaders
- Agricultural base
- That we are able to enjoy living in a country setting but still have a short commute to town for food, gas, work and (a little) entertainment
- Natural resources - Apple river flowage, Lake Wapogasset
- Natural environment
- Good roads, still somewhat rural, reasonably near Twin Cities
- So far a variety of farms + residential housing - also {??} of woods but that all diminishing.
- The people who grew up here and still live here. Keeping out 'big box' stores, especially Wal Martt is a big plus. The business people in the City of Amery are really outstanding. We need to do everything we can to support them.
- None
- 1. The lakes and the people and opportunities they attract 2. The Amery movie theatre
- Rural character
- I own land in Lincoln but do not live there
- Water and woods/natural beauty
- Lake wapogasset + Bear Trap Lake - Apple River - New town hall building - Shared services with City of Amery
- Contains both city + rural areas
- It is rural
- The Apple River + other bodies of water + surrounding parkland
- To many parks - money into education instead
- Is this a 4th grader question??
- Rural character
- Location
- Out door
- Safe place to live - residents like to live here
- 1. intelligent citizens
- Beauty - recreation - open space - proximity to st. croix falls and hudson, twin cities.
- The small town atmosphere

### **In your opinion, what aspect of the Town of Lincoln needs improvement?**

- Nothing relay needs to improve, only to maintain the Quality and Serenity in which we live.



- don't know
- maintaining recreational areas such as providing appropriate parking at available boat ramps.
- Hiking + Walking Trails - Keeping people off of county + township roads
- Relationship with city of Amery
- street lights in developed areas. Better police protection
- Just keep maintaining the roads to the best of your ability, with in Budget
- Lowering Taxes
- no opinion
- Helth + Jobs
- More shared resources with other Townships - cut taxes
- Everything. If I had it to do over I would never move to Lincoln Township
- Go to 5 member Bd - main High Traffic Roads Need to (85th St.) be wider (shoulders) + Cut Down Some Hills -
- We overpay for services rendered - all roads have to be class A for emergency vehicles
- More strategic planning for future development without compromising the rural character
- ?
- More regulations regarding development of land for future homes. A more widespread availability of services.
- Downtown Amery needs help - its such a nice place but going downhill fast! Water quality on Lake Wapo/BearTrap
- Lower taxes...they are enormously high! One must "buy" the home every year. Don't rely on development associations, they do not work. Improve quality of water in Apple River flowage and other lakes. Residents need to have clean, accessible water.
- ?
- ?
- Grader for snow and shoulders
- In force the dog's laws
- Trails and parks
- We need safe walking trails accessible to more people. We live on county C and walking is hazardous.
- Needs improvement at the boat launch on Bear Trap Lake - (very poor) - clean up poorly kept property. You go for a drive and all you see is junk in a lot of properties.
- Trespassing (animal or human)
- Better handling of tax money
- Old cars or junk within sight of roads should be carted away. Getting rid of said eye sores should be made easier so we don't have garbage dumped along roadsides. Fridges, stoves, furnature, tv, cars, etc, should have a place to go where they could by recycled. Also native flowers should be plated or left to grow along roadsides.
- Growth relationships with area communities and other townships to share resources more effectively. Try to gain efficiencies in this way to limit tax burden
- municipal water - equity/fee for service in sewer prices - lower taxes, fee or people will be leaving.
- School System takes too mcuh of the tax dollars
- Communication with + concern for non-resident land owners we are not their "cash cow"
- Regulate development.
- Cleaning up the Apple River of weeds
- Limit commercial growth - keep it rural
- More traffic enforcement (speeders)
- Some roads are to narrow for safe trafic like 85th St.
- Communication between the people + the board
- Jobs
- Infrastructure - sewer - Need to clean up trash and old vehicles in lots - detracts immensely the overall community feel - (Q18) use Amery services
- Quality of development.
- Public involvement
- It it's going to grow, so must the government!
- Better information to the public regarding important issues.



- resurface H! Otherwise it's exactly what we want
- Town Board
- More realistic evaluation of buildings resale values to high how can 6 acres of land be valued at 6,000 + per acre - (Q32) do not like either type
- No opinion - (Q32) No opinion
- Avoid needless regulations - generally we are being governed to death!
- Roads?
- the snow plowing and road maintenance maybe we could sub this out at a less cost then having everything.
- Roads - too many band-aid repairs that don't last long - very rough in our area big big holes
- Don't fix what is not broken
- Snow plowing could be a little better - we found out our first winter why people drive a lot of four wheel drive vehicles!!
- Lower taxes on lake front property
- Restricting development. The inflated real estate values caused by migration from Minnesota will cause serious problems
- Get rid of the turkeys in areas you can't hunt. They destroy home owners lawns - gardens etc
- I feel board term limits need to be looked at - we have a great board - but to involve more people makes for a united community
- Communication from the board of supervisors to the community is virtually non-existent. The courtesy of a letter to properties affected by road and other improvements would be very helpful.
- #34 above {referring to public information regarding the Town}
- Taxes are shamefully high, to the point of being confiscatory. Property values are assessed above market rates.
- Identity. Where is it? I have been going up there for over 20 years and I do not know where it is. I always say we are in Amery.
- Protection of the lakes & rural character of the land. Improve water quality
- We need family farms - we need les board + chairman decisions and more from citizens
- Not so many rules on trailer homes - not so many rules on private land
- Schools/teachers need to be kept under control & not spend tax money beyond our means. The schools built are too expensively designed. Material spending doesn't equate to quality in education. International field trips; rediculous.
- Remove unlicensed/junked cars, etc
- No opinion
- No facilities for youth and its seem, no community functions I.E. fund raisers for youth facilities or for a local charity. A "welcome" package to new residents would also be an improvement.
- Lower property taxes
- We could have more volunteers to do roadside clean up.
- Communication between Town government + the residents
- More industry
- Not much really
- Property maintenance ordinances
- Land use
- No more dam restrictions - like acesses as most farmers in all reality run the Town roads + pay taxes on them
- Everything
- A sound system at the monthly meetings so we can hear better whats being said by the board members
- Taxes are way too high
- We definitely do not need any more parks! I don't believe a lot of the parks we already have are being utilized and yet must be maintained.
- Bike trails, walking
- Property taxes are overwhelming, I'm renting not owning based on taxes. The amount of services we pay for minorities users, bikers, walkers, etc and public school are not worth what we pay - terrible ROI, government breed waste - sad but true - in every area of our lives - power does the same.
- Lower taxes from school district - then more could go to Lincoln.
- Recreation trails
- Open the trail for 4 wheelers from Amery to Dresser! Doesn't make sense that its closed.
- Roads and highway before they git in too bad conditions



- #10 Adopt + enforce a property maintenance ordinance - need this very much!
- Fire district - one with Alden and another with Black Brook - 2 because Lincoln Township is so large.
- Better communication with residents - (Q9) If any: - (
- Maintaining the "rural" feel. No tax increase.
- Let non-resident owners get more input and information. We pay taxes too!
- Do not know - (Q24) do not know
- No opinion - (Q32) no opinion
- More motorized trails for ATV + snowmobiles - Better restaurants
- Keeping taxes lower
- Communicating information
- Get over the them vs. us attitude w/ City of Amery and work together - projects like swimming pool/comm. Center/etc. perfect examples
- Boat landings on lakes + apple river
- As laws become more complicated, it seems we will need some leaders with experience in managing growth of communities like ours in rural areas.
- Better control of type and appearance of construction and or development of property - shacks, old mobile homes, add ons etc. Noise ordinance - loud cars, motorcycles, shooting guns, fire crackers and other nuisance noises - Airborn fireworks (danger also) - Safety on roads commensurate with additional population, subdivisions, businesses accumulation of junk, old vehicles, campers, boats etc is detracting from the natural beauty
- Balanced budget with no tax increases. The answer is always increase spending + taxes. Why not a surprise & cut some costs/programs & have a decrease in taxes...for once!!!
- Communication! Mapes of the Town of Lincoln
- Pretty happy overall with how things are run.
- lawn, leave disposal in the Township is a huge problem. I would love to see the county develop compost (recycling) sites where leaves/lawn clippings could be disposed of - Recycling - how about regular recycling pickups for paper, glass, plastics - or a recycling site in the Town of Amery - what can/should i do with my leaves/grass clippings? have many leaves!! Thanks! - (Q32,33) no opinion
- We are over taxed for the amount of services received.
- None
- nothing major
- Regulate codes to eliminate a junky atmosphere. Old cars (equipment and other unsightly materials that should not allowed to accumulate on properties and remain indefinitely
- Nothing, the Town of Lincoln is fine.
- Keep these trailer houses + constructed (manufactured) out - the beautiful countryside is being destroyed by junk + no restrictions on building types. A example is the mess on the Boe property south of Amery on Hwy 46.
- That the board never changes, new faces and ideas are needed!
- Outdoor activities/attractions/businesses catering to the outdoors.
- We have given too much power, whether real or just as a given, to the City of Amery. We need to have a better voice in emergency services that the township pays the majority of expenses.
- ?
- Roads
- We need a hazardous waste + electronic program for disposal. Spotted knapweed needs to be added to the noxious weed notice, and enforced if people don't remove!
- Better limits on the amount of animals per square acre. Specifically - horses, cows + other large animals. Example 1.5 acre home with 6 full size horses + 13 llamas - should be reduce to 1 horse only.
- Better enforcement for outside storage of junk vehicles, old appliances, etc.
- We need preservation of lakes, streams, rivers, wetlands and control runoff from agricultural properties to avoid the longterm effects of the contamination to our groundwater!
- ?
- Pressure should be placed on opening the rail bed to Dresser for ATV's and snowmobiles
- We could use a gun shooting ordinance to cut down on random gun shooting
- Some roads fixed side roads expecially. Wider roads if used for bike trails.
- Haven't lived in Amery long enough. I like the town very much.
- They should put a gun fire or shooting ordinance in place.
- Open ATV trail. Quit dragging feet on this would you walk thru woods in middle of July/Aug?
- (Sewer) vacant property both residential, vacation & business.



- (Q16) designated roads only - (Q28) only if it does not short change Lincoln's needs
- Lincoln needs to keep a good working relationship with the City of Amery.
- The access to Lake Wapo Bible Camp - way too much + too fast traffic - also needs road work -
- Increased commercial development - restaurants/shopping
- Communication of issues - active steps toward community having less impact on our environment encourage + support things that will reduce over use + help us do what we need to do to prepare for the future
- Increased commercial development - restaurants/shopping
- N/A
- A big issue: Zone enforcement - Plan for sewer systems throughout Town of Lincoln to preserve rivers and lakes.
- No comments
- Recycle center?
- Info. As to what the township is doing now & planning for the future.
- Become totally independent of Amery
- Lower real estate taxes.
- Securing some business/commercial would be good for sustainability of good schools, roads, etc. because of creating a better tax base.
- More access to information regarding activities
- I realize that the property tax portion of the real estate tax is minimal but the tax burden on the elderly is more then some can bear. Remember that their pensions do not go up. They remain constant. Taxes on property should be frozen at the time of retirement.
- ATV trail on railroad bed. Need to keep taxes down or at least not increasing.
- Control of motorized recreational vehicles
- Cooperation with surrounding municipalities and townships
- Encourage development - so taxes can be lowered
- Fire protection contract with Amery - clean up of all the junk!
- No jobs. How would you feel if you had to drive to Lakeville, MN for work?? 156 miles per day, just to earn \$15.40/hour. What a life, but what choice(s) do I have? I've already told our 3 young kids that there is not future here, and as soon as they graduate, they must leave the state. Those kids know i mean it, too.
- A gun shooting ordinance should be put in place
- People making junk yards + dumps in their yards/property - multiple dogs on one property barking - no recourse for neighboring junk in your view.
- property taxes too high
- technology (see p.1) eliminate Amery Telcom
- property taxes too high
- Animal control + rescue (hooved) Dog control, ordinance, + rescue - with an enforcer!
- Protecting the nature + landscape from too much development
- Making "natural" resources available in a manner to allow foot traffic in an incrowded setting.
- Paved turn lanes to exit major highways - very dangerous
- Train or bus transportation to Twin Cities with Amery and other Twsp. Particularly to malls and hosp-
- Lower property taxes
- None of it. It works just fine the way it is. The Town does not need more government.
- Manufacturing
- Same as above but would like city water brought in
- Rds (Roads) - Government Spending
- Taxes without representation - City of Amery Fire Dept.
- 1. With the new Town Hall being active, Lincoln Township needs more citizen participation in Township government. 2. In the not distant future Lincoln will need its own fire dept. (volunteer) to handle future needs 3. Lincoln Township should have more services due the amount taxes paid to Township + County. 4. Need more access to treasurer at tax time.
- Possibly road work, county H between Hwy 8 + 46 is terrible + Hwy 8 needs turn lanes off of Hwy 8 for 120th st and others, Hwy 8 is merciless driving,
- We need to allow bigger controlled commercial development!
- Non at this time.
- There's too much stuff put in garbage - we need more recycling available for paper + cans + plastic Let's help keep our environment clean



- Better road care during the winter snow days. It seems that is really slow on plowing + sanding after snow storms
- ?
- If not already established, the township needs a strategic plan followed by implementation measures to guide future growth + development of the community
- taxation reduction - take care of roads, snow removal, etc and stop trying to take on additional responsibilities
- It is perfect
- The rural nature of the Township has been compromised by allowing residential housing along the township roads. No investment in roads or utilities, no planning - increased traffic on township roads
- Ordinances need to be developed and then enforced. Tax assessments need to be reviewed. Tax base needs to spread out more through more development + new business. Need more income producing employment opportunities.
- Not sure
- Cooperation between the people of Lincoln (for example the trail laying useless because they can't agree on anything)!
- Awareness that the value of the dollar is in the "free fall" mode.
- Stay practical - don't over spend
- Paving of side roads
- Making better use of existing bldgs with effective remodeling. eg Amery didn't need a new hospital + high school - Non residents, who contribute much to the local economy, are viewed as major tax base. If they protest, are told to sell if they don't like it. Many retirees are being taxed out of thier retirement homes. - (Q18,f) what's this? - (Q23) we're loosing wetlands to development - all you need is a variance ie expensive bldg permit. Also, too many monster homes - (Q28) if cost sharing +/- reciprocal
- Roads
- Not just Lincoln but Polk Cty too. Better minds & more forward thinking, fiscally responsible individuals. Do we really need a 12M garage for plow trucks in Balsam Lake?? Find ways to save money. Not spend it.
- Substantial fine to homeowners and/or renters for "abandoned" "unused" vehicles in yards and other debris
- Communications with taxpayers
- No more tax breaks to new businesses
- The governing powers of Lincoln & Amery are in the hands of a few buisnessmen (ie) Counsel - mayor.) That stifle competition by keeping new buisnesses out of the area. This keeps taxes, goods, food and services artificially highr. We need new jobs that pay well for working families and lower real estate taxes so people will stay here, and shop and raise their families.
- Need newsletter - (Q10,11,12) Not enough Info. (Detail)
- We need a grocery store + restaurant at the north end out side of amery.
- Communication
- Better road maintenance and no toxic chemicals used - herbicides or pestides!?!?
- Water access landings - roads - parks
- Plowing individual (long driveways), at a cost, payable to township - Seen in paper this is done in other townships/{???
- Marking of slow wake zones on bodies of water
- No opinion
- More representation on Town Board by lake residents
- More recycling of building refuse etc. Stop razing older buildings findways to use them. I think the destruction of the old high school (newpart) was uncalled for. The public should have an opinion in what happens to such buildings - maybe the chance to vote on difference ideas.
- More police control
- No comment - only lived here 3 years
- Roads, protection of river, lake, stream and ground water
- ATV + sno trails, west catail
- Better lake access + boat ramps + fishing docks with better parking areas
- Protect from growing to fast
- None
- No more development of farm land for homes no one can afford
- Clean up waterman sanitation
- Managing growth - stronger covenants + enforcement of existing ones
- Public Partipation



- Real estate taxes are beyond reach. There unreal!!!
- Encourage citizen participation - more
- More bike trails
- Not sure
- Recreation - jobs.
- Efficiency at \$ - Reduce taxes
- Communication and covenants or land use restrictions - no small farms on less than 40 acres - no farm animals on less than 40 acres - no junk in yard
- Outdoor rec (walking trails, snowshoe)
- communications
- Need to review county shoreline regulations and suggest loosening them some.
- Keeping property + business neat + orderly -
- No A
- See above - satisfied
- The attitude of long time residents toward residents who are newer needs much improvement. For example, question #3 of this survey strongly suggests that my opinion is not as good as the opinion of someone who has lived here longer. This kind of thinking does not help the Town of Lincoln. I imagine that good ideas can come from all sources - including people who never lived here.
- No comment
- Longer "clean-up" hours - 9-1 isn't long enough
- 1. Need to inform new residence of regulations, {???} etc. (this should include part-time residence. 2. More input - (this questionair is a good start) 3. Provide solution for disposal of yard waste (leaves, branches, etc) 4. Stronger enforcement of current ordinances
- See below
- Clean up trash - clutter - cars in peoples yards - so junky
- More work on preserving farmland and limiting building houses on {???} of good workable farmland - In other words more comprehensive plans - study the growth pattern.
- Need to expand tax base! The only ways to do that is thru development + taxing everyone (particularly farmland/rec. land) at true fair market value!
- I really like it just the way it is.
- Spend too much, taxes are an insult
- A bar, restaurant on Lake Wapogasset
- Same as above
- Building permits need to have oversite/eyesores need to be eliminated, no junker vehicles outside less business signs that create eye sores.
- Need to recruit some industry to help lighten the tax burdens and create more jobs in the area
- Needs to hold meeting later in the evening so people that work can attend.
- A little faster than 45 MPH on town roads
- Stop development
- The way road boundaries are clear cut, rather than trimmed, unsightly + un-natural the way it is. Also unfair in its implementing. Some dangerous places go untrimmed completely.
- Reduction of real estate taxes.
- Expand ATV trails it brings in alot more tourism!
- Leadership - why always wait until it's broke before a remedy is formulated -
- Zoning - too many variances granted along the lakes - mega costly mcmansion on small lots - ugh - PS - There has to be a way to keep us tax paying non-voting non-residents informed!!!!!!
- Park development
- Roads up date and communication
- Need to get along better with city of amery government - they must realize the township has a voice in mutual decisions + activies
- 1. communication
- To improve the quality of the lakes + rivers.

## Additional Comments

- 2 surprised to receive such a letter in the mail.



- Thanks for the survey
- Our natural resources are our most important treasure. They provide a wonderful life style for those living here as well as reasons for tourists to come. Both of these populations add business to this community. We need to address allowing access to these resources while being careful to not harm them. (The planning + regulation of building in Polk Co. - should NOT be in the hands of 1 person.)
- None
- Just keep doing what your doing.
- We are seasonal home owners - late spring to early fall - on Wapogasset. We love the area + what it has to offer.
- the Town of Lincoln + its reps perform very adequately.
- To Old to Care
- Clean up Needed by Waterman Sanitation
- A more coordinated effort with Polk County and the State in Regards to obtaining funding for future parks, roads, ball fields, trails, etc.
- We no longer live in Wisconsin. We do not own a house there. We do own 1 acre of wooded land in Deronda
- As a lake homeowner I'm concerned about shoreline rules - I favor plantings that reduce run-off - but they need to look nice from the land - not so much from the water. Also, shoreline damage from ice must have the OK for repair - done now with fear of punishment - Run off from agriculture and roads needs to be identified and controlled - Controlled residential development is much preferred to single family homes out in a field - zoning needs to control this
- The Apple River Flowage is a "huge" negative as one travels highway 46. It gives the area an impression of being "rundown" and no one really cares! A drive past any other body of water that is clean and weed free gives one a completely different perspective of the community. The dam at highway 8 and 46 needs to be destroyed!
- 10 acre lots would be best to keep the rural feel to our community. We can not let our community turn into a resemblance of the twin cities with too many houses and too many property use restrictions - If I own a boat I want to keep it on my property
- We like living in Lincoln Township but there are issues here as in other Towns. I think this was a good idea (the survey) but I hope they follow thru on some ideas.
- Living on the lake im wondering why the taxes go by leaps + bounds every year, some bigger jumps than others. This year we did not receive a print out showing everyone's taxes for us to keep track and compare. Maybe there are some we are not supposed to know about - When paying \$500 plus per month in taxes we should be entitled to a printout
- There is too much overlap of authority between Township + County. Taxes are way too high especially for non-resident property owners. The county "land use board" is not a fair + logical authority. Did they ever hear of the "grandfather" clause?
- Half of USA is conservative/traditional an area like ours should not be dominated by local biased liberal opinions and news selections - How about our own newspaper printed + posted on internet
- I live in the Town of Lincoln , we don't know, here we can get help picking up for old {???} and things we can't put in garage - I lived in Haywood for years they had a once a month pick up, that was nice. Here I have seen stuff dumped in a ditch, that's not nice and if they have such a thing here, they don't tell you -
- Thank you so much for including me in the survey. Seasonal owners quite often are not asked to be a part of the community. I love the Amery area + want it to continue to be a high quality area for its' citizens.
- Bigger, more glitzy, more gov't control does not make it better - it just makes it different and it's a difference I hope we can agree is not for the better. The more people we have the more problems w/ traffic, drugs, lack of schools, need more police etc.
- We need more tourism via recreational trails of all types which bring money to the area businesses.
- County should retain the golden age manor & the township should encourage it.
- Taxes seem extremely high! Probably due to schools. Why should they be?? That's the one downfall of living here, and that's the one thing we tell people when asked if we like it here. And the one reason we would move away.
- I will probably be selling lake home due to tax increases of approximately 33% in the last 3 yrs.
- While I appreciate being consulted, I can't help but think this survey was intended to support an agenda already being discussed or debated. Lincoln is a wonderful place as is. I hope that the ambitions of a few don't spoil that.
- Lincoln twp. Has always been a leader in Polk County - we feel we have good well maintained roads
- Thank you for this survey. This is an example of what we would appreciate as citizens and taxpayers of Lincoln Township. We also feel it is important and would be very advantageous to Lincoln Township to nurture good relations and cooperation with the City of Amery.
- I am not sure what Lincoln Township provides to part time residents.
- #23 should allow mechanical weed control as an option over chemical
- Lower the taxes so people can afford to stay in their homes.
- Need garbage pick-up to be mandatory so we won't have it in the ditches. Then bid on the best service every



few years.

- By the people for the people of the people
- We have asked repeatedly for our fire marker to be painted - for last 4 years. I cannot understand why when we pay almost \$1300.00/year taxes we cannot get a simple service completed. Very disappointing. 706 100th Street!
- Taxes are too high. We need better management of our finances. School system is the major offender. We all need to cutback & refigure our finances to match the economy around us. Reality
- The Town could do more to promote the Apple river and may bring more business and tourism to the Town. They should spend wisely and limit future spending and look for areas that maximize the dollar's spent - don't increase regulation and oversight of Town residents.
- Ag will continue to be pressured by development. We must maintain the right to farm.
- Keep housing development out of Lincoln township.
- We have nearly 6 acres of roads on our land + the 40's are still listed as 40's no deductions for town roads - I don't like anyone telling us what we can do with it. Especially after the dam taxes we pay
- N/A
- I believe Lincoln and other Townships should apply pressure on the Polk County board to keep the golden age manor under county ownership. With the "baby boomers" coming along we will need more space for nursing home beds, not less.
- Pointless survey - nothing pertains to what really matters to people. We are being taxed out of our homes no new services being offered for these tremendous increases - seniors should not have to pay to fund public education because school boards can't live within a realistic budget.
- Let's get the most out of every dollar we pay! Including this survey which I'm sure was pro bono (free)
- I did reside in Lincoln Twp for 13 years. Taxes too high now. This survey seems to suggest the town is considering development and funding of programs/projects that are now provided by Polk County - zoning business, housing etc. We don't need another layer of government involved in those examples. The county has sufficient regulations/programs.
- We live on the trail from Amery to Dresser. We own a 4 wheeler + would like to take short trips to Town on it. In all the years, since they closed it, we've never seen walkers, hikers or bikes on it! To bumpy for bikes, too many bugs for walkers + hiker. Open the trail to ATVs! They don't bother us!
- Get a more dependable maint. man.
- I would also like to see 2 additional town supervisors. A committee to put together the two fire districts.
- I am not concerned, as I am forced to sell due to high taxes that go up every year - Contact the people that will stay. {signed} - Am forced to sell due to high taxes
- Carefully use these surveys
- We confess that we have not attended township meetings. This survey is a great vehicle to challenge us to think about issues that will face our area.
- Would like to have center stripe on roads to improve night vision + safety - with construction + development of land of new dwellings, sanitation + domestic water supply should be strictly monitored for future as well as current safety and efficiency.
- Slow quality growth. Keep commercialization in Amery. Make people keep their yards/land picked up.
- It may help us communicate if there would be a summer picnic for the Town of Lincoln. Name tags at the Town meetings would help us get to know others.
- Do have some concerns about ground water "ownership." For instance when Pierre wanted to move into the Wausau area, pump millions of gallons of water to bottle, with no concern for the water table or other neighbors.
- the tax structure in the Town of Lincoln + all of Polk County is way out of line.
- Town of Lincoln, Garfield, Amery, Black Brook etc need to become one unit to share expenses, facilities etc, instead of being so many little independent entities!
- Keep out "box stores", keep area quaint which keeps property values up and the area will continue to thrive - (tourism etc). Bring in a target or Walmart and the appeal will be directly affected.
- I like to bike + walk but we need a pay back on trails - w/ the need to recupe cost w. permits + fee ect. - ATV + snowmobile - pay their way + do sell w/o \$
- Keep the beautiful countryside - with bldg permits + zoning. I am retired and my taxes are 8000 - I can't afford to live here any longer. I am considering selling - this is not right. Please do something about it. {signature} Thank you for this survey.
- All trails should be financed by user fees, club fees or state 100% reimbursement - Survey money is coming from where? - Not my taxes I hope!
- If public waste water facilities are installed only residents who are using them should pay. Town meetings should be held on Friday nights or Saturday so everyone can participate. Some property owners cannot make weeknight meetings.
- 1. Plow roads faster 2. When ditches are mowed, trees are "hacked" down & trash is thrown all over the roads. Really poor job!!!
- I believe preservation to groundwater (drinking water) is a vital factor! Also may limit (if controled) the number of people who get cancer! - high statistics in midwestern USA - this includes Wisconsin -



Groundwater protection in rural farm communities is a major concern!

- A nice restaurant on the lake would be nice - keep the river clean
- Amery, Lincoln & all the surrounding area's and communities are places that people live work, vacation & shop, this whole area is a great wonderful place to be! The area my need some growth....but it should be very regulated!
- Would like to see a Town newsletter. So many of these questions were hard to answer because we are not aware of problems/issues in the Town. Thank you for sending this survey.
- Keep up the good work. Thank you
- Ashland is a green community - Get repreatatines from that " to talk to our planners - we need to all make some changes
- Have twice a year days for no charge trash drop off such as tires appliances etc - have mandatory weekly trash pickup with fee added to property tax
- We need to get something else to hept pay are taxes soon I would be able to pay my taxes
- Only reside there 3 months out of year - secondary residence
- Enforcement of question #10 after maintenance ordinance. Seasonal pick up for old appliances, + items that people themselves can't get rid of or take to land fill. Limited retail shopping.
- Thanks for asking for input - Good Luck!
- We don't live in the township so things don't matter too much-
- It is impressive and encouraging to read of this planning - and longterm planning - effort - and the Town's openness to residents' and landowners' input. Thank you.
- The Town of Lincoln is in a bind. People that have owned their homes and properties are being taxed out. It is sad - we need some industry to help with all of the costs. Maybe it is time to offer some incentives!! As an example (why are "lake people" ordinary citizens taxes more than others - after all - we are ordinary citizens
- Comprehensive planning - ordinances are needed but providing enforcement is also needed. More rules will cost more to implement & enforce.
- Without economic dev, there is no hope for Polk County. We have many kids living in poverty, w/o enough food - just ask {name} at the school! When our kids lack food, that is as bad as it gets. Until taxes are kept in check, there can be no economic growth and jobs creation. Business opens w/ the least resistance and the lowest taxes. I don't see our situation improving in my lifetime. {signature}
- Need to clean up single family homes that look like junk yards. Run off from farms that go into the lakes.
- What kind of police patrol are we getting for all these taxes we pay?
- An enforcer to shut down puppy mill type breeders. Dog breeders must purchase a liscence to do so. Limited amount of animals allowed per acres. An enforcer to rescue abused + malnourished animals.
- I am concerned about increasing real estate taxes on primary residents. Taxes are beginning to force people out of their homes!
- Over all, Lincoln leaves it residents alone to enjoy a peaceful existence. This is a great plus.
- Could more be done if Lincoln and Amery would merge? Can Amery and Lincoln solve the Golden Age manor "problem" Do we provide enough support to Lutheran Bible and WMCA camp?
- Please note our property taxes were \$1300 in 2000 + now 2007 5200.00. No improvements or change of use in this period. We receve little or no services from the Town of Lincoln. I realize most of the property taxes do not go to the Town of Lincoln.
- We like that you are asking our opinion, but with we knew more about the town of Lincoln + its services. We hope to be moving there soon.
- Lower taxes so we can afford to live here!
- Need more public beaches and parks on the lakes and rivers not houses.
- The Lincoln Town Board is more forward thinking than the boards of the past, (and they were good) The rules + regulations being put in place will help us protect us from ourselves. The Town of Lincoln encircles the City of Amery, they need us + we need them. We must keep out lines of communication open.
- If my real estate taxes keep going up - the way they have been the past several years, I will have move somewhere where taxes are lower. I cannot maintain all the taxes in Wisconsin. Absolutely no kidding! This is real as I am out of money.
- Id like the ATV ban on 120th between 105th + Hwy 8 lifted. 1 homeowner shouldn't be able to regulate the majority. We are 1 of the last roads to be plowed and me + my neighbors plow 120th + 105th Ave to help out and provide safer roads for people who travel these back roads. The unruly ATV riders have grown up + respected the noise laws since Ive lived here, so I want the restriction lifted + the signed removed or I would like to know what i need to do to get this action started
- People need more availability to dispose of articles more often than once in the spring - so we don't see sofa's thrown in the ditch - Garbage disposal is a huge issue - we need to recycle more but not cost a lot or people will continue dumping in the ditches
- Need dog + other animal ordinances. Can't use town roads without fear of being attacked by unsupervised dogs. We need ordinances to eliminate excessive vehicles in the open. Railroad cars + containers on property - We need to limit number of horses on small lots without a way to eliminate the pollution of ponds + wet areas. We pay our taxes just like everyone else + we should get something for that.
- Need to expand township board ot supervisors to 5 members. Need to put pressure on City of Amery to



grant ownership of fire district to townships paying for services and fire hall! Lincoln township pays a large portion of fire dept. expense and facilities with no ownership. This is wrong! Township clerk should have set hours at least 1 day per week.

- We own some land, but don't live in the area. So, we're unfamiliar with a lot of the items you're asking about.
- All government should be mindful that their primary purpose is to serve the people. The public should not blindly support spend thrift government
- This survey shows your interested in opinion. That's good. So why does the county schedule public meetings, and discussions in Jan, Feb, March - April - so many out of state landowners with no input - - - So many residents in warm locations for the winter. Whats up with that!!!
- Mandatory that 'public' areas like {name}'s "resort" on the Apple River get cleaned up! - Where is it? Why wasn't address inserted?
- Keep taxes in line with what local workers pay levels can afford.
- I'm really not well informed on the policies usually means higher taxes and most of us have all the taxes we can afford already. I guess I just don't keep myself informed on what goes on at our Town meetings or what policies or facilities are available at the present time.
- Please see my diatribe on the status quo on separate paper - Lincoln and it's environs are becoming a sleepy bed & breakfast communities with tourist that come and go in summer. Buisness growth is marginal to flat at best. Some shops stand empty because customer base has dried up. I believe this area is stagnant compared to St. Croix Falls, New Richmond, Hudson areas etc. Amery area will continue to loose shoppers to these progressive buisnesses because of price and selections. A family of 4 can easily save 25% or more on thier grocery bill and other goods out- side of the Amery area. I know many families and individuals have seen the light and are doing this very thing. We have 5 gas stations in the Amery area and all of them have the same exact gas price all the time and they move up or down in perfect concert with each other, coincidence? Price collusion is live and well here. Customer base will continue to erode and go else where to buy goods etc. I there for am making a statement about all this collusive practice. I will not buy any thing in Amery/Lincoln unless i absolutely have to. I will not be held hostage to collaborative price manipulating business practices that stifle competition and growth to enrich a few! I can certainly afford these inflated prices but i won't. I feel sorry for people and families that are financially challenged and struggle. We need new progressive thinkers in our local government. Thank You
- This is a great survey. Allows you to give your opinion on issues relating to Lincoln Township and other communities. 1. 80th street sign on Highway 8 2. Don't spray weed killer around mailboxes - will kill flowers 3. Provide enough {???} for owners driveway, at a cost paid by owner to Lincoln Township 4. White dividing line 80th street to camaron rd dangerous driving in the winter
- Thank you for the opportunity
- Make better use of school resources - old books etc. could be donated to poor countrys etc. Better bussing practices - why do they have to run while loading? - (reduce air pollution) (save energy) More police patrol in rural areas
- They way the taxes are increasing, elderly people are going to be forced out of their homes, because they are on fixed incomes. Do not have money to pay them.
- Need the DNR to "take over" the lake, stream, swamp areas immediately
- Rural character/tourism are important. The present equipment which "mows" ditches destroys + disfigures trees which make our roads look like severe storm damage. This practice needs to be reconsidered!
- Information about the Town of Lincoln - geographic boundaries, current demographics, current govt structure, current contracts etc would be essential information to have in order to effectively know how to make an opinion of meaning. Can you please send us information on the Town of Lincoln? Is there a website, for example. Thank you. {name and address}
- We are already taxed enough - use it wisely. Not so wasteful. We have a retirement area already how about something for young people besides expensive hockey.
- Very disappointed about Cattail trail west of town to be unavailable to snowmobiles - we lose a ton of tourism \$ because our trails are not connected - Study/help bringing a pool to Amery
- Local governments and schools can be used more efficiently - Amery 2845 residents and (4) schools strongly disagree - what a waste of tax \$
- I own a house valued at \$220,000 - no way in heck that I could ever sell it for that. My neighbor decided to start a farm on his 2.76 acres - making my land less valuable - we need covenants!
- Would like the entrance to my lot on south shoredrive restored as before widening the drive. Can not access my lot in a car. {name}
- No A
- We don't live on our property yet, thus we don't know enough about it to respond or comment.
- The paper work with dog licenses is ridiculous! If you give away or sell your dog, you need to get a "disposal of dog" form at the townhall. We all have time to be running around doing that. It was easier to enroll my kids in school than register the dogs.
- Thank you for the opportunity to have input on the development of the Lincoln Township Comprehensive Plan!!
- Does every driveway need a culvert? Our groundwater should be evaluated. Lake Traffic has increased substantially, with DNR rules disregarded. Road traffic has increased steadily. Greeness of Apple River needs attention. Is it feasible to locate a biking/walking trail along or near Apple River which would lead to Amery.



- Lincoln should have an area compost center - work closely with the lake association - to limit use of motorized jet skis which destroy shorelines. Have a study of ground water in many test areas of the township.
- Why should farmland be taxed at small % of what their land can be sold for, but not residential housing.
- I said it in item 37, but I'll say it again. People need to support the businesses in the City of Amery. Those businesses are our heart and soul.
- Along with county + state they need to focus on real estate tax control + reduction
- Need more diversity in the shopping district in downtown Amery
- Taxes have gotten way out of line! Your taxing people out of their homes!
- 1. Broad band high tech internet service needs to be available to bring in younger professionals in area. 2. The arts need to be promoted, encouraged, and supported. 3. Community sponsored farming, gardens + markets. Should be encouraged, sponsored + promoted. 4. Tourism could be a great boost to the area if arts + the area's natural beauty and ways to enjoy it are promoted. It will be a likely way to sustain residence quality of life
- Poaching prevention on vacant/unsupervised land + parks. Crime prevention - general
- Retirees who only have social security income should not be taxed out of their homes. If a family has so little income, that they don't need to file federal income tax, their property taxes should be reduced to an affordable rate!
- Taxes are becoming too high. (Property values are down not up!) Lincoln is paying for more improvements to the town of Amery than Amery residents. Not all people that have waterfront are wealthy we are being taxed out of our homes!
- Questions #17, #18, + #19 - does the town of Lincoln presently own land that can be used for these things? Question #30 - I don't know what Polk County (or WI.) rules and regulations are... so can't answer questions.



Resolution No. \_\_\_\_\_

**RESOLUTION TO ACCEPT THE COMPREHENSIVE PLAN AND  
DISTRIBUTE FOR PUBLIC REVIEW**

**TOWN OF LINCOLN  
Polk County, Wisconsin**

The Town Board of the Town of Lincoln, Wisconsin, does resolve the following:

Whereas, pursuant to sections 62.23 (2) and (3) of Wisconsin Statutes, the Town of Lincoln is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of Wisconsin Statutes.

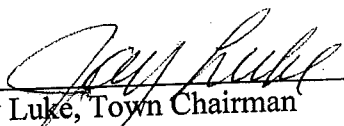
Whereas, the Town Board of the Town of Lincoln, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

Whereas, the Plan Commission of the Town of Lincoln by a majority vote recorded in its official minutes, is recommending to the Town Board the acceptance of the document entitled "Town of Lincoln 2030 Comprehensive Plan," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.


NOW THEREFORE BE IT RESOLVED, the Town of Lincoln Town Board officially accepts "Town of Lincoln 2030 Comprehensive Plan" together with all sections and maps, and authorizes distribution for public review followed by a Public Hearing as required by law.

ADOPTED this 9<sup>th</sup> day of April, 2009.

Approved:

  
Jay Luke, Town Chairman

Attest:

  
Stephanie Marciniak, Town Clerk





**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

**JIM DOYLE**  
GOVERNOR

**MICHAEL L. MORGAN**  
SECRETARY

**Division of Intergovernmental Relations**

101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001  
Tel. (608) 267-3369 Fax (608) 267-6917  
<http://www.doa.state.wi.us>

April 20, 2009

Nolan Wall  
Stevens Engineers  
1680 Livingstone Road  
Hudson, WI 54016

Dear Mr. Wall:

The Comprehensive Planning Grant Program received the draft comprehensive plan for the Town of Lincoln on April 7, 2009. Thank you for your submittal. According to our review of the grant agreement requirements, we did not determine any requirements to be missing.

Please remember to include a copy of the adoption ordinance with the final plan submittal. Please contact me at (608) 267-3369 if you have any questions.

Sincerely,

Peter Herreid  
Comprehensive Planning Grant Administrator  
Tel. 608.267.3369  
[Peter.Herreid@wisconsin.gov](mailto:Peter.Herreid@wisconsin.gov)

cc: Tim Anderson, Planner, Polk County



## Elements by Townrange for Polk County

The Natural Heritage Inventory (NHI) database contains recent and historic element (rare species and natural community) observations. A generalized version of the NHI database is provided below as a general reference and should not be used as a substitute for a WI Dept of Natural Resources NHI review of a specific project area. The NHI database is dynamic, records are continually being added and/or updated. The following data are current as of 07/22/2008:

### Town Range

Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
<i>Agalinis gattereri</i>	Roundstem Foxglove	THR		S3	G4	Plant
<i>Carex sychnocephala</i>	Many-headed Sedge	SC		S2	G4	Plant~
<i>Carex tenuiflora</i>	Sparse-flowered Sedge	SC		S3	G5	Plant~
<i>Drosera linearis</i>	Slenderleaf Sundew	THR		S1	G4	Plant~
<i>Gentiana alba</i>	Yellow Gentian	THR		S3	G4	Plant
<i>Leucophysalis grandiflora</i>	Large-flowered Ground-cherry	SC		S1	G4?	Plant
<i>Vaccinium vitis-idaea ssp. minus</i>	Mountain Cranberry	END		S1	G5T5	Plant
026N020W						
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish~
<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel~
<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel~
<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel~
<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel~
<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel~
<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly~
<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel~
<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel~
<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel~
027N020W						
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish~
<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel~
<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel~
<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel~
<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel~
<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel~
<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly~
<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel~
<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel~
<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel~
028N019W						
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish~
<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel~
<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel~
<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel~
<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel~
<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel~
<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel~
<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly~



Town Range		State	Federal	State	Global	Group
Scientific Name	Common Name	Status	Status	Rank	Rank	Name
<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel~
<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel~
<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel~
028N020W						
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish~
<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel~
<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel~
<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel~
<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel~
<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel~
<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel~
<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly~
<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel~
<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel~
<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel~
029N020W						
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish~
<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel~
<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel~
<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel~
<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel~
<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish~
<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel~
<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel~
<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly~
<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel~
<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel~
<i>Simpsonaias ambigua</i>	Salamander Mussel	THR		S2S3	G3	Mussel~
<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel~
030N019W						
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish~
<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel~
<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel~
<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel~
<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel~
<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish~
<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel~
<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel~
<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly~
<i>Opsopoeodus emiliae</i>	Pugnose Minnow	SC/N		S3	G5	Fish~



Town Range		State	Federal	State	Global	Group
Scientific Name	Common Name	Status	Status	Rank	Rank	Name
<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel~
<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel~
<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel~
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<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish~
<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel~
<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel~
<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel~
<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel~
<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish~
<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel~
<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel~
<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly~
<i>Opsopoeodus emiliae</i>	Pugnose Minnow	SC/N		S3	G5	Fish~
<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel~
<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel~
<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel~
031N017W						
<i>Podiceps grisegena</i>	Red-necked Grebe	END		S1B	G5	Bird~
031N018W						
<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish~
031N019W						
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish~
<i>Arabis shortii</i>	Short's Rock-cress	SC		S2	G5	Plant
<i>Crystallaria asprella</i>	Crystal Darter	END		S1	G3	Fish~
<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel~
<i>Cycleptus elongatus</i>	Blue Sucker	THR		S2	G3G4	Fish~
<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel~
<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel~
<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel~
<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish~
<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel~
<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel~
<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly~
<i>Opsopoeodus emiliae</i>	Pugnose Minnow	SC/N		S3	G5	Fish~
<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel~
<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel~
<i>Simpsonaias ambigua</i>	Salamander Mussel	THR		S2S3	G3	Mussel~
<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel~
032N016W						



Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
032N017W	<i>Emydoidea blandingii</i>	Blanding's Turtle	THR		S3	G4	Turtle~
	<i>Ammodramus henslowii</i>	Henslow's Sparrow	THR		S3B	G4	Bird
	<i>Podiceps grisegena</i>	Red-necked Grebe	END		S1B	G5	Bird~
032N018W	<i>Cardamine pratensis</i>	Cuckooflower	SC		S3	G5	Plant~
	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish~
	<i>Lanius ludovicianus</i>	Loggerhead Shrike	END		S1B	G4	Bird
	<i>Senecio congestus</i>	Marsh Ragwort	SC		SH	G5	Plant~
032N019W	<i>Acipenser fulvescens</i>	Lake Sturgeon	SC/H		S3	G3G4	Fish~
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish~
	<i>Arabis shortii</i>	Short's Rock-cress	SC		S2	G5	Plant
	<i>Asclepias lanuginosa</i>	Woolly Milkweed	THR		S1	G4?	Plant
	<i>Besseyia bullii</i>	Kitten Tails	THR		S3S4	G3	Plant
	<i>Buteo lineatus</i>	Red-shouldered Hawk	THR		S3S4B,S1	G5	Bird~
	<i>Crystallaria asprella</i>	Crystal Darter	END		S1	G3	Fish~
	<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel~
	<i>Cycleptus elongatus</i>	Blue Sucker	THR		S2	G3G4	Fish~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Cygnus buccinator</i>	Trumpeter Swan	END		S4B	G4	Bird~
	<i>Dendroica cerulea</i>	Cerulean Warbler	THR		S2S3B	G4	Bird
	<i>Dry prairie</i>	Dry Prairie	NA		S3	G3	Community
	<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel~
	<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel~
	<i>Emergent marsh</i>	Emergent Marsh	NA		S4	G4	Community
	<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel~
	<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish~
	<i>Floodplain forest</i>	Floodplain Forest	NA		S3	G3?	Community
	<i>Fusconaia ebena</i>	Ebony Shell	END		S1	G4G5	Mussel~
	<i>Gentiana alba</i>	Yellow Gentian	THR		S3	G4	Plant
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
	<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel~
	<i>Lycaena dione</i>	Gray Copper	SC/N		S2	G5	Butterfly~
	<i>Minuartia dawsonensis</i>	Rock Stitchwort	SC		S1	G5	Plant
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly~
	<i>Northern mesic forest</i>	Northern Mesic Forest	NA		S4	G4	Community
	<i>Opsopoeodus emiliae</i>	Pugnose Minnow	SC/N		S3	G5	Fish~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
	<i>Poa paludigena</i>	Bog Bluegrass	THR		S3	G3	Plant~
	<i>Protonotaria citrea</i>	Prothonotary Warbler	SC/M		S3B	G5	Bird~
	<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel~
	<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel~
	<i>Seiurus motacilla</i>	Louisiana Waterthrush	SC/M		S3B	G5	Bird~
	<i>Simpsonia ambigua</i>	Salamander Mussel	THR		S2S3	G3	Mussel~
	<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel~
033N015W							



Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
	<i>Ceratophyllum echinatum</i>	Prickly Hornwort	SC		S2	G4?	Plant~
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
033N016W	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish~
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
033N017W	<i>Cypripedium parviflorum var. m</i>	Northern Yellow Lady's-slipper	SC		S3	G5T4Q	Plant~
	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish~
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
033N018W	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish~
033N019W	<i>Acipenser fulvescens</i>	Lake Sturgeon	SC/H		S3	G3G4	Fish~
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Anguilla rostrata</i>	American Eel	SC/N		S2	G4	Fish~
	<i>Bedrock glade</i>	Bedrock Glade	NA		S3	G2	Community
	<i>Besseyia bullii</i>	Kitten Tails	THR		S3S4	G3	Plant
	<i>Buteo lineatus</i>	Red-shouldered Hawk	THR		S3S4B,S1	G5	Bird~
	<i>Carex assiniboinensis</i>	Assiniboine Sedge	SC		S3	G4G5	Plant~
	<i>Crystallaria asprella</i>	Crystal Darter	END		S1	G3	Fish~
	<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel~
	<i>Cycleptus elongatus</i>	Blue Sucker	THR		S2	G3G4	Fish~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel~
	<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel~
	<i>Emergent marsh</i>	Emergent Marsh	NA		S4	G4	Community
	<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel~
	<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish~
	<i>Floodplain forest</i>	Floodplain Forest	NA		S3	G3?	Community
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
	<i>Ictiobus niger</i>	Black Buffalo	THR		S2	G5	Fish~
	<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel~
	<i>Lithospermum latifolium</i>	American Gromwell	SC		S3	G4	Plant
	<i>Macrhybopsis aestivalis</i>	Shoal Chub	THR		S2	G5	Fish~
	<i>Moxostoma carinatum</i>	River Redhorse	THR		S2	G4	Fish~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Mussel Bed</i>	Mussel Bed	SC		S3?	GNR	Other~
	<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly~
	<i>Northern mesic forest</i>	Northern Mesic Forest	NA		S4	G4	Community
	<i>Notropis texanus</i>	Weed Shiner	SC/N		S3	G5	Fish~
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly~
	<i>Opsopoeodus emiliae</i>	Pugnose Minnow	SC/N		S3	G5	Fish~
	<i>Opuntia fragilis</i>	Brittle Prickly-pear	THR		S3	G4G5	Plant
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
	<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel~
	<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel~
	<i>Quadrula nodulata</i>	Wartyback	THR		S1S2	G4	Mussel~
	<i>Southern mesic forest</i>	Southern Mesic Forest	NA		S3	G3?	Community
	<i>Springs and spring runs, hard</i>	Springs and Spring Runs, Hard	NA		S4	GNR	Community



Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
	<i>Stream--fast, hard, cold</i>	Stream--Fast, Hard, Cold	NA		S4	GNR	Community
	<i>Talinum rugospermum</i>	Prairie Fame-flower	SC		S3	G3G4	Plant
	<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel~
034N015W	<i>Cygnus buccinator</i>	Trumpeter Swan	END		S4B	G4	Bird~
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
034N016W	<i>Cypripedium parviflorum var. m</i>	Northern Yellow Lady's-slipper	SC		S3	G5T4Q	Plant~
	<i>Etheostoma microperca</i>	Least Darter	SC/N		S3	G5	Fish~
	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish~
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
	<i>Northern dry-mesic forest</i>	Northern Dry-mesic Forest	NA		S3	G4	Community
	<i>Pandion haliaetus</i>	Osprey	THR		S4B	G5	Bird~
	<i>Platanthera dilatata</i>	Leafy White Orchis	SC		S3	G5	Plant~
034N017W	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish~
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
	<i>Pandion haliaetus</i>	Osprey	THR		S4B	G5	Bird~
034N018W	<i>Acipenser fulvescens</i>	Lake Sturgeon	SC/H		S3	G3G4	Fish~
	<i>Adlumia fungosa</i>	Climbing Fumitory	SC		S2	G4	Plant
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Attaneuria ruralis</i>	A Common Stonefly	SC/N		S1?	G4	Stonefly~
	<i>Bedrock glade</i>	Bedrock Glade	NA		S3	G2	Community
	<i>Buteo lineatus</i>	Red-shouldered Hawk	THR		S3S4B,S1	G5	Bird~
	<i>Carex assiniboinensis</i>	Assiniboine Sedge	SC		S3	G4G5	Plant~
	<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel~
	<i>Cycleptus elongatus</i>	Blue Sucker	THR		S2	G3G4	Fish~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Dryopteris fragrans var. remotiu</i>	Fragrant Fern	SC		S3	G5T3T5	Plant
	<i>Elatine triandra</i>	Longstem Water-wort	SC		S1	G5	Plant~
	<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel~
	<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel~
	<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel~
	<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish~
	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish~
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
	<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel~
	<i>Moist cliff</i>	Moist Cliff	NA		S4	GNR	Community
	<i>Moxostoma carinatum</i>	River Redhorse	THR		S2	G4	Fish~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly~
	<i>Northern dry-mesic forest</i>	Northern Dry-mesic Forest	NA		S3	G4	Community
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly~
	<i>Pedionelum argophyllum</i>	Silvery Scurf Pea	SC		S1	G5	Plant
	<i>Percina evides</i>	Gilt Darter	THR		S2	G4	Fish~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
	<i>Poa paludigena</i>	Bog Bluegrass	THR		S3	G3	Plant~



Town Range		State	Federal	State	Global	Group
Scientific Name	Common Name	Status	Status	Rank	Rank	Name
<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel~
<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel~
<i>Southern dry forest</i>	Southern Dry Forest	NA		S3	G4	Community
<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel~
<i>Woodsia oregana var. cathcarti</i>	Oregon Woodsia (Tetraploid)	SC		S1	G5T5	Plant
034N019W						
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
<i>Bedrock glade</i>	Bedrock Glade	NA		S3	G2	Community
<i>Bird Rookery</i>	Bird Rookery	SC		SU	GNR	Other
<i>Buteo lineatus</i>	Red-shouldered Hawk	THR		S3S4B,S1	G5	Bird~
<i>Carex assiniboinensis</i>	Assiniboine Sedge	SC		S3	G4G5	Plant~
<i>Cumberlandia monodonta</i>	Spectacle Case	END	C	S1	G2G3	Mussel~
<i>Cycleptus elongatus</i>	Blue Sucker	THR		S2	G3G4	Fish~
<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4	Mussel~
<i>Elliptio crassidens</i>	Elephant Ear	END		S1	G5	Mussel~
<i>Emergent marsh</i>	Emergent Marsh	NA		S4	G4	Community
<i>Epioblasma triquetra</i>	Snuffbox	END		S1	G3	Mussel~
<i>Etheostoma clarum</i>	Western Sand Darter	SC/N		S3	G3	Fish~
<i>Lampsilis higginsii</i>	Higgins' Eye	END	LE	S1	G1	Mussel~
<i>Moist cliff</i>	Moist Cliff	NA		S4	GNR	Community
<i>Moxostoma carinatum</i>	River Redhorse	THR		S2	G4	Fish~
<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
<i>Neurocordulia molesta</i>	Smoky Shadowfly	SC/N		S2S3	G4	Dragonfly~
<i>Northern dry-mesic forest</i>	Northern Dry-mesic Forest	NA		S3	G4	Community
<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly~
<i>Opuntia fragilis</i>	Brittle Prickly-pear	THR		S3	G4G5	Plant
<i>Percina evides</i>	Gilt Darter	THR		S2	G4	Fish~
<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
<i>Quadrula fragosa</i>	Winged Mapleleaf	END	LE	S1	G1	Mussel~
<i>Quadrula metanevra</i>	Monkeyface	THR		S2	G4	Mussel~
<i>Simpsoniella ambigua</i>	Salamander Mussel	THR		S2S3	G3	Mussel~
<i>Southern dry forest</i>	Southern Dry Forest	NA		S3	G4	Community
<i>Talinum rugospermum</i>	Prairie Fame-flower	SC		S3	G3G4	Plant
<i>Thalictrum venulosum</i>	Veined Meadowrue	SC		S1	G5	Plant~
<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel~
<i>Woodsia oregana var. cathcarti</i>	Oregon Woodsia (Tetraploid)	SC		S1	G5T5	Plant
035N015W						
<i>Lake--soft bog</i>	Lake--Soft Bog	NA		S4	GNR	Community
<i>Northern wet forest</i>	Northern Wet Forest	NA		S4	G4	Community
<i>Open bog</i>	Open Bog	NA		S4	G5	Community
<i>Southern mesic forest</i>	Southern Mesic Forest	NA		S3	G3?	Community
035N016W						
<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish~
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
<i>Northern dry-mesic forest</i>	Northern Dry-mesic Forest	NA		S3	G4	Community
<i>Northern wet-mesic forest</i>	Northern Wet-mesic Forest	NA		S3S4	G3?	Community
035N017W						



Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish~
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
035N018W	<i>Ceratophyllum echinatum</i>	Prickly Hornwort	SC		S2	G4?	Plant~
035N019W	<i>Acipenser fulvescens</i>	Lake Sturgeon	SC/H		S3	G3G4	Fish~
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Artemisia dracunculus</i>	Dragon Wormwood	SC		S2	G5	Plant
	<i>Carex assiniboinensis</i>	Assiniboine Sedge	SC		S3	G4G5	Plant~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Deschampsia cespitosa</i>	Tufted Hairgrass	SC		S2	G5	Plant~
	<i>Moxostoma carinatum</i>	River Redhorse	THR		S2	G4	Fish~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Notropis amnis</i>	Pallid Shiner	END		S2	G4	Fish~
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly~
	<i>Percina evides</i>	Gilt Darter	THR		S2	G4	Fish~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
	<i>Poa paludigena</i>	Bog Bluegrass	THR		S3	G3	Plant~
	<i>Southern sedge meadow</i>	Southern Sedge Meadow	NA		S3	G4?	Community
036N015W	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
	<i>Scirpus heterochaetus</i>	Slender Bulrush	SC		S1	G5	Plant~
036N016W	<i>Coccyzus americanus</i>	Yellow-billed Cuckoo	SC/M		S3B	G5	Bird
	<i>Cygnus buccinator</i>	Trumpeter Swan	END		S4B	G4	Bird~
	<i>Dendroica caerulescens</i>	Black-throated Blue Warbler	SC/M		S3B	G5	Bird
	<i>Dendroica cerulea</i>	Cerulean Warbler	THR		S2S3B	G4	Bird
	<i>Eleocharis robbinsii</i>	Robbins' Spikerush	SC		S3	G4G5	Plant~
	<i>Ephemeral pond</i>	Ephemeral Pond	NA		SU	GNRQ	Community
	<i>Fundulus diaphanus</i>	Banded Killifish	SC/N		S3	G5	Fish~
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
	<i>Hemidactylium scutatum</i>	Four-toed Salamander	SC/H		S3	G5	Salamande
	<i>Lake--soft bog</i>	Lake--Soft Bog	NA		S4	GNR	Community
	<i>Northern dry-mesic forest</i>	Northern Dry-mesic Forest	NA		S3	G4	Community
	<i>Northern wet forest</i>	Northern Wet Forest	NA		S4	G4	Community
	<i>Northern wet-mesic forest</i>	Northern Wet-mesic Forest	NA		S3S4	G3?	Community
	<i>Open bog</i>	Open Bog	NA		S4	G5	Community
	<i>Ophiogomphus smithi</i>	Sand Snaketail	SC/N		S2	G2	Dragonfly~
	<i>Pandion haliaetus</i>	Osprey	THR		S4B	G5	Bird~
	<i>Southern dry-mesic forest</i>	Southern Dry-mesic Forest	NA		S3	G4	Community
	<i>Tamarack (poor) swamp</i>	Tamarack (Poor) Swamp	NA		S3	G4	Community
	<i>Wilsonia canadensis</i>	Canada Warbler	SC/M		S3B	G5	Bird
036N017W	<i>Alder thicket</i>	Alder Thicket	NA		S4	G4	Community
	<i>Botaurus lentiginosus</i>	American Bittern	SC/M		S3B	G4	Bird~
	<i>Buteo lineatus</i>	Red-shouldered Hawk	THR		S3S4B,S1	G5	Bird~
	<i>Coccyzus americanus</i>	Yellow-billed Cuckoo	SC/M		S3B	G5	Bird
	<i>Cygnus buccinator</i>	Trumpeter Swan	END		S4B	G4	Bird~



Town Range		State	Federal	State	Global	Group
Scientific Name	Common Name	Status	Status	Rank	Rank	Name
<i>Cypripedium parviflorum</i> var. <i>m</i>	Northern Yellow Lady's-slipper	SC		S3	G5T4Q	Plant~
<i>Dendroica caerulescens</i>	Black-throated Blue Warbler	SC/M		S3B	G5	Bird
<i>Dendroica cerulea</i>	Cerulean Warbler	THR		S2S3B	G4	Bird
<i>Ephemeral pond</i>	Ephemeral Pond	NA		SU	GNRQ	Community
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
<i>Hardwood swamp</i>	Hardwood Swamp	NA		S3	G4	Community
<i>Hemidactylium scutatum</i>	Four-toed Salamander	SC/H		S3	G5	Salamande
<i>Lake--deep, hard, drainage</i>	Lake--Deep, Hard, Drainage	NA		S3	GNR	Community
<i>Northern sedge meadow</i>	Northern Sedge Meadow	NA		S3	G4	Community
<i>Southern dry-mesic forest</i>	Southern Dry-mesic Forest	NA		S3	G4	Community
<i>Tamarack (poor) swamp</i>	Tamarack (Poor) Swamp	NA		S3	G4	Community
<i>Wilsonia canadensis</i>	Canada Warbler	SC/M		S3B	G5	Bird
036N018W						
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
036N019W						
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
<i>Asclepias ovalifolia</i>	Dwarf Milkweed	THR		S3	G5?	Plant
<i>Canis lupus</i>	Gray Wolf	SC/P		S2	G4	Mammal
<i>Carex assiniboensis</i>	Assiniboine Sedge	SC		S3	G4G5	Plant~
<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
<i>Cygnus buccinator</i>	Trumpeter Swan	END		S4B	G4	Bird~
<i>Dalea villosa</i>	Silky Prairie-clover	SC		S2	G5	Plant
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
<i>Northern dry forest</i>	Northern Dry Forest	NA		S3	G3?	Community
<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly~
<i>Pine barrens</i>	Pine Barrens	NA		S2	G2	Community
<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
<i>Poa paludigena</i>	Bog Bluegrass	THR		S3	G3	Plant~
<i>Southern sedge meadow</i>	Southern Sedge Meadow	NA		S3	G4?	Community
036N020W						
<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
<i>Asclepias ovalifolia</i>	Dwarf Milkweed	THR		S3	G5?	Plant
<i>Buteo lineatus</i>	Red-shouldered Hawk	THR		S3S4B,S1	G5	Bird~
<i>Canis lupus</i>	Gray Wolf	SC/P		S2	G4	Mammal
<i>Carex assiniboinensis</i>	Assiniboine Sedge	SC		S3	G4G5	Plant~
<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
<i>Dalea villosa</i>	Silky Prairie-clover	SC		S2	G5	Plant
<i>Floodplain forest</i>	Floodplain Forest	NA		S3	G3?	Community
<i>Forested seep</i>	Forested Seep	NA		S2	GNR	Community
<i>Liatri punctata</i> var. <i>nebraskana</i>	Dotted Blazing Star	END		S2S3	G5T3T5	Plant
<i>Lycaeides melissa samuelis</i>	Karner Blue	SC/FL	LE	S3	G5T2	Butterfly
<i>Moxostoma carinatum</i>	River Redhorse	THR		S2	G4	Fish~
<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
<i>Northern dry forest</i>	Northern Dry Forest	NA		S3	G3?	Community
<i>Northern sedge meadow</i>	Northern Sedge Meadow	NA		S3	G4	Community
<i>Oak barrens</i>	Oak Barrens	NA		S2	G2?	Community
<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~



Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly~
	<i>Percina evides</i>	Gilt Darter	THR		S2	G4	Fish~
	<i>Pine barrens</i>	Pine Barrens	NA		S2	G2	Community
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
	<i>Poa paludigena</i>	Bog Bluegrass	THR		S3	G3	Plant~
	<i>Sand prairie</i>	Sand Prairie	NA		S2	GNR	Community
	<i>Southern mesic forest</i>	Southern Mesic Forest	NA		S3	G3?	Community
	<i>Talinum rugospermum</i>	Prairie Fame-flower	SC		S3	G3G4	Plant
037N015W	<i>Canis lupus</i>	Gray Wolf	SC/P		S2	G4	Mammal
	<i>Lake--shallow, soft, seepage</i>	Lake--Shallow, Soft, Seepage	NA		S4	GNR	Community
	<i>Open bog</i>	Open Bog	NA		S4	G5	Community
037N016W	<i>Canis lupus</i>	Gray Wolf	SC/P		S2	G4	Mammal
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
	<i>Lake--shallow, soft, seepage</i>	Lake--Shallow, Soft, Seepage	NA		S4	GNR	Community
	<i>Open bog</i>	Open Bog	NA		S4	G5	Community
	<i>Ophiogomphus smithi</i>	Sand Snaketail	SC/N		S2	G2	Dragonfly~
037N017W	<i>Emydoidea blandingii</i>	Blanding's Turtle	THR		S3	G4	Turtle~
	<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S2N	G5	Bird~
	<i>Lake--shallow, hard, seepage</i>	Lake--Shallow, Hard, Seepage	NA		SU	GNR	Community
	<i>Opuntia fragilis</i>	Brittle Prickly-pear	THR		S3	G4G5	Plant
	<i>Scirpus torreyi</i>	Torrey's Bulrush	SC		S2	G5?	Plant~
037N020W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
038N015W	<i>Canis lupus</i>	Gray Wolf	SC/P		S2	G4	Mammal
038N016W	<i>Canis lupus</i>	Gray Wolf	SC/P		S2	G4	Mammal
038N019W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
038N020W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
039N019W							



Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
040N017W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
040N018W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
040N019W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
	<i>Ophiogomphus susbehcha</i>	Saint Croix Snaketail	END		S1	G1G2	Dragonfly~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
041N015W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
041N016W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
041N017W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
042N014W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~



Town Range	Scientific Name	Common Name	State Status	Federal Status	State Rank	Global Rank	Group Name
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
042N015W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
042N016W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
043N013W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
043N014W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Ophiogomphus howei</i>	Pygmy Snaketail	THR		S3	G3	Dragonfly~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~
044N013W	<i>Alasmidonta marginata</i>	Elktoe	SC/H		S4	G4	Mussel~
	<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S1S2	G5	Mussel~
	<i>Moxostoma valenciennesi</i>	Greater Redhorse	THR		S3	G4	Fish~
	<i>Pleurobema sintoxia</i>	Round Pigtoe	SC/H		S3	G4	Mussel~

This report lists locations for all elements occurring in Polk County, since many element occurrences cross county boundaries, it may also list townships from additional counties.



Ordinance No. 06-09

**ORDINANCE TO ADOPT THE TOWN OF LINCOLN 2030 COMPREHENSIVE PLAN**

**TOWN OF LINCOLN**  
Polk County, WI

The town board of the Town of Lincoln, Wisconsin do ordain as follows:

Section 1. Pursuant to section 62.23(2) and (3) under 60.22(3) of the Wisconsin Statutes, the Town of Lincoln, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The town board of the Town of Lincoln, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The plan commission of the Town of Lincoln, by a majority vote of the entire plan commission recorded in its official minutes, has adopted a resolution recommending to the town board the adoption of the document entitled "Town of Lincoln 2030 Comprehensive Plan," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 4. The Town of Lincoln has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The town board of the Town of Lincoln, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled, "Town of Lincoln 2030 Comprehensive Plan" pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the town board and publication or posting required by law.

Adopted this 11<sup>th</sup> day of June, 2009

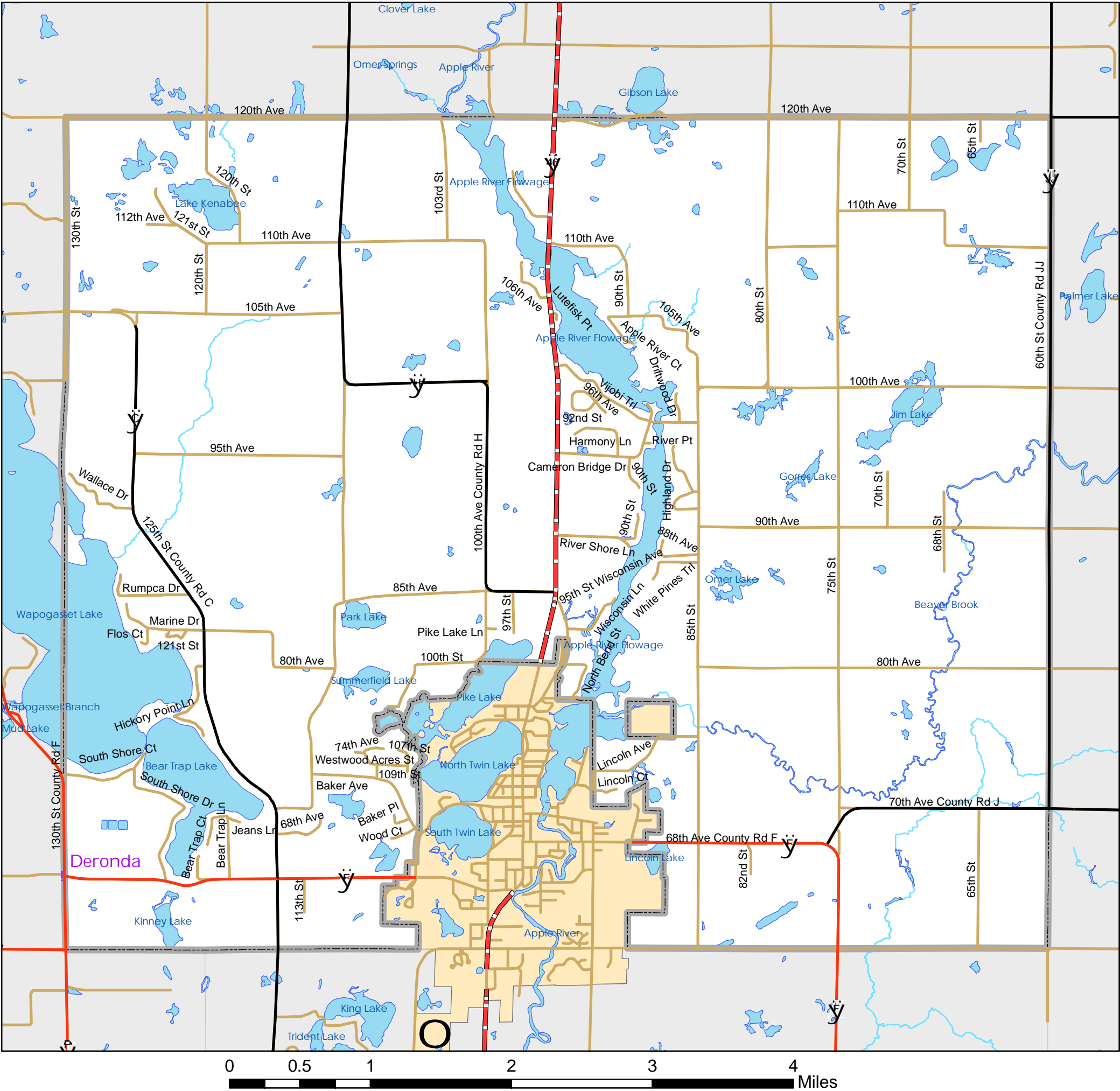
Approved:

  
Jay Luke, Town Chairman

Attest:

  
Stephanie Marciniak, Town Clerk





# Town of *Lincoln*

## Functional Classification

- Town of Lincoln
- City of Amery
- Lakes and Rivers
- Streams
- Amery Airport

### Functional Class

- Minor Arterial
- Major Collector
- Minor Collector
- Local Road

The Functional Classification of roads refers to the character of service they provide, ranging from a high degree of travel mobility to land access functions. At the upper limit of the system are those facilities that emphasize traffic mobility, whereas at the lower limit are those local roads and streets that emphasize access.

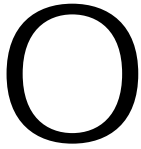


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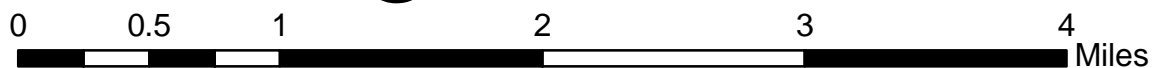
2211 O'NEIL ROAD  
HUDSON, WISCONSIN  
WWW.STEVENSENGINEERS.COM

715-386-5819  
715-386-5879 FAX













June 2009  
Source: Polk County, WisDOT







## ***Community Facilities***

- |   |                     |
|---|---------------------|
|    | Town of Lincoln     |
|    | City of Amery       |
|    | Lakes and Rivers    |
|    | Streams             |
|    | Boat Access         |
|    | Town Hall           |
|    | Fire Hall           |
|    | Golf Course         |
|    | Cattail State Trail |
|    | Church              |
|   | Cemetary            |
|  | Amery Airport       |

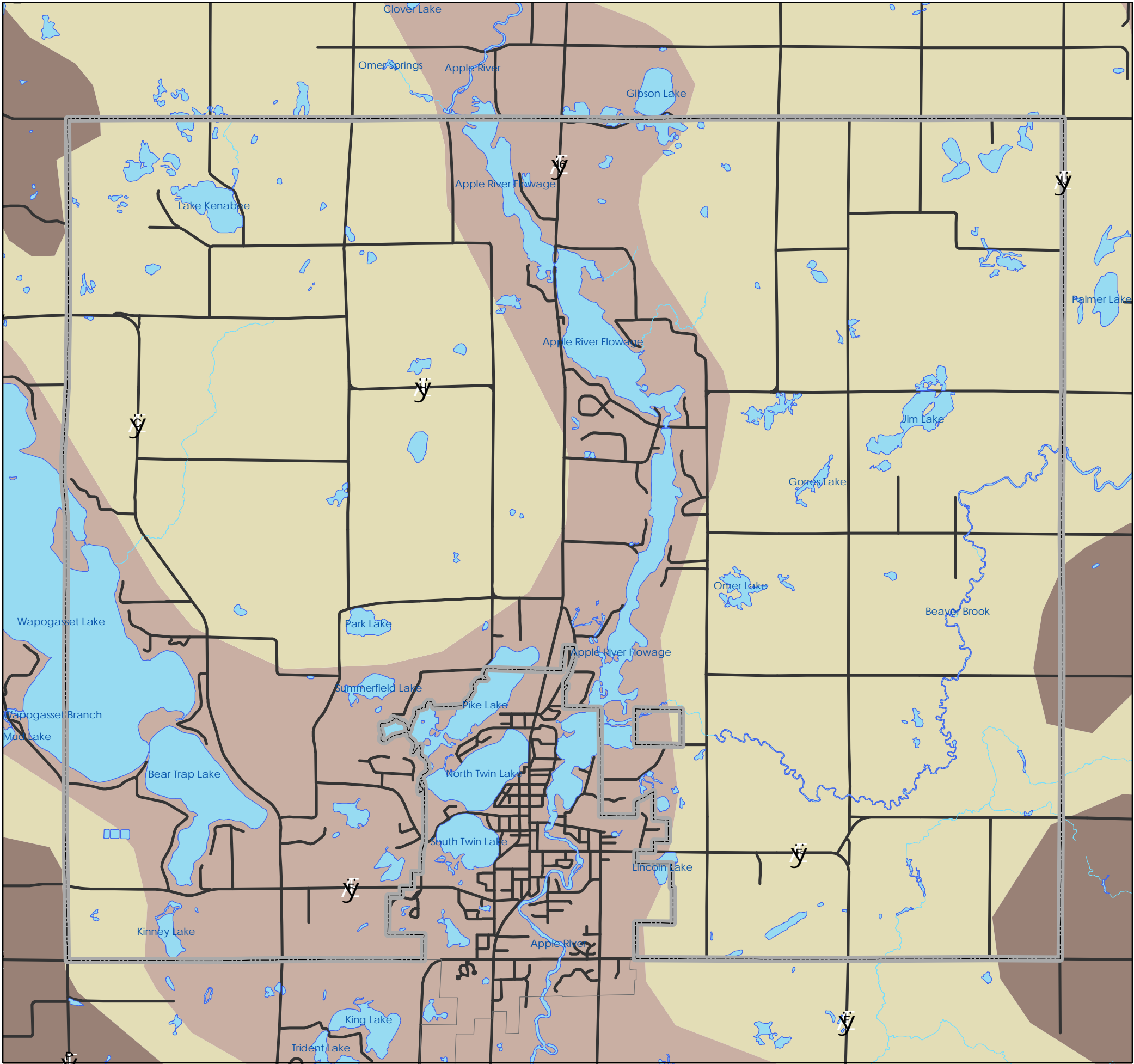


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715-386-5819  
715-386-5879 FAX  
June 2009  
Source: Polk County, WDNR

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0 0.5 1 2 3 4 Miles

# Town of *Lincoln*

## Depth to Water Table

-  Town of Lincoln
-  Lakes and Rivers
-  Streams

## Depth to Water Table

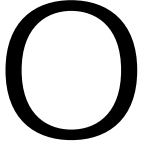
-  0 to 20 feet
-  20 to 50 feet
-  Greater than 50 feet

Groundwater is an important resource for Wisconsin as about 75% of residents rely on it for their source of drinking water. About fifteen to thirty percent of all precipitation in Wisconsin ends up as groundwater. There is documentation in some parts of the state of reduction in groundwater recharge due to increases in impervious surfaces and increases in demand. Also, the quality of groundwater has been of concern in parts of Wisconsin where high levels of nitrates and other contaminants have been found. The distance the water must flow to the groundwater and the ease of its movement combine to play a significant role in determining the susceptibility of an area to contamination.

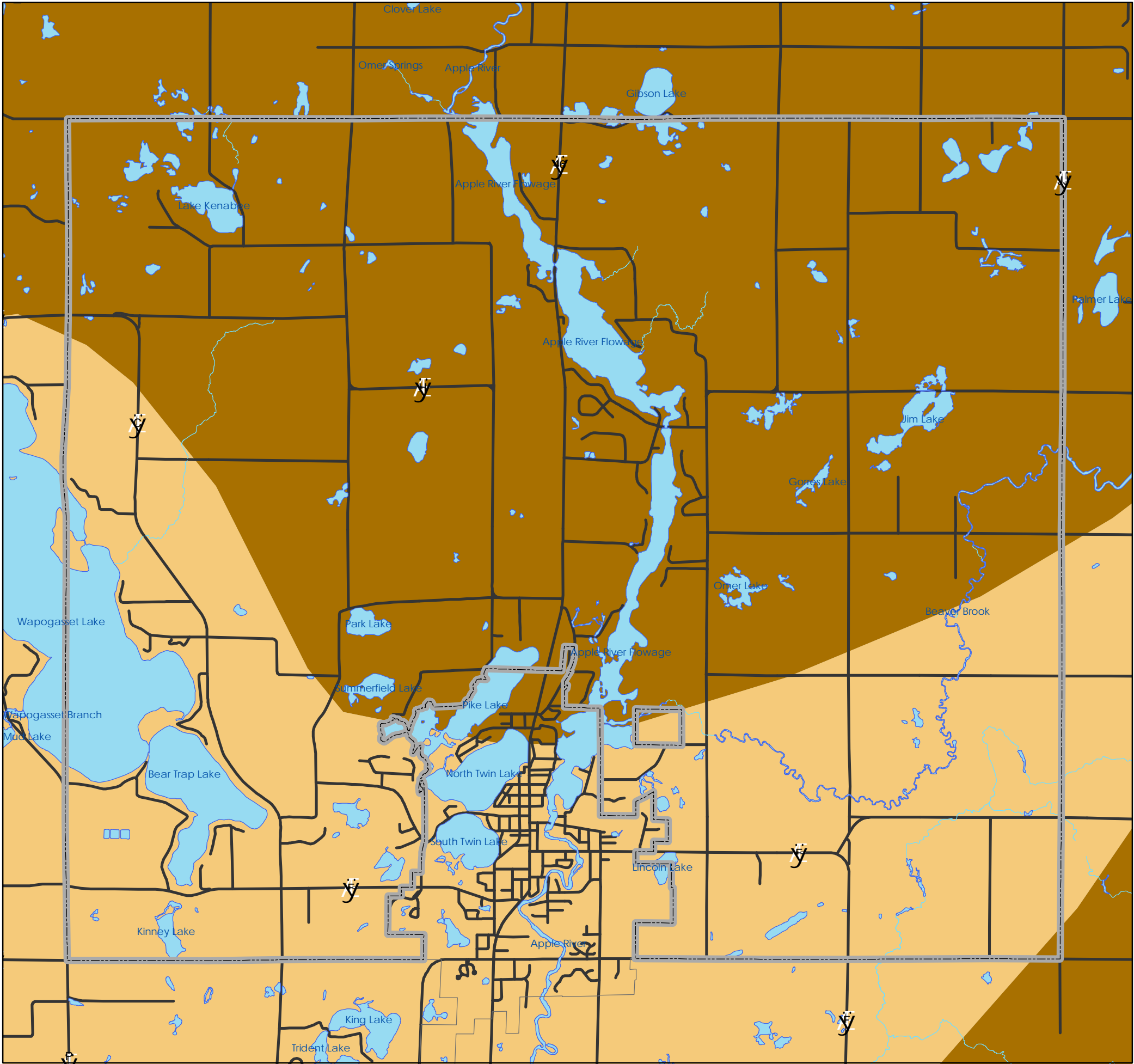


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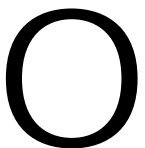
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Source: Polk County, WDNR







0 0.5 1 2 3 4 Miles



# *Town of Lincoln*

## *Depth to Bedrock*

- Town of Lincoln
- City of Amery
- Lakes and Rivers
- Streams

### Depth to Bedrock

- 50-100 feet
- Greater than 100 feet

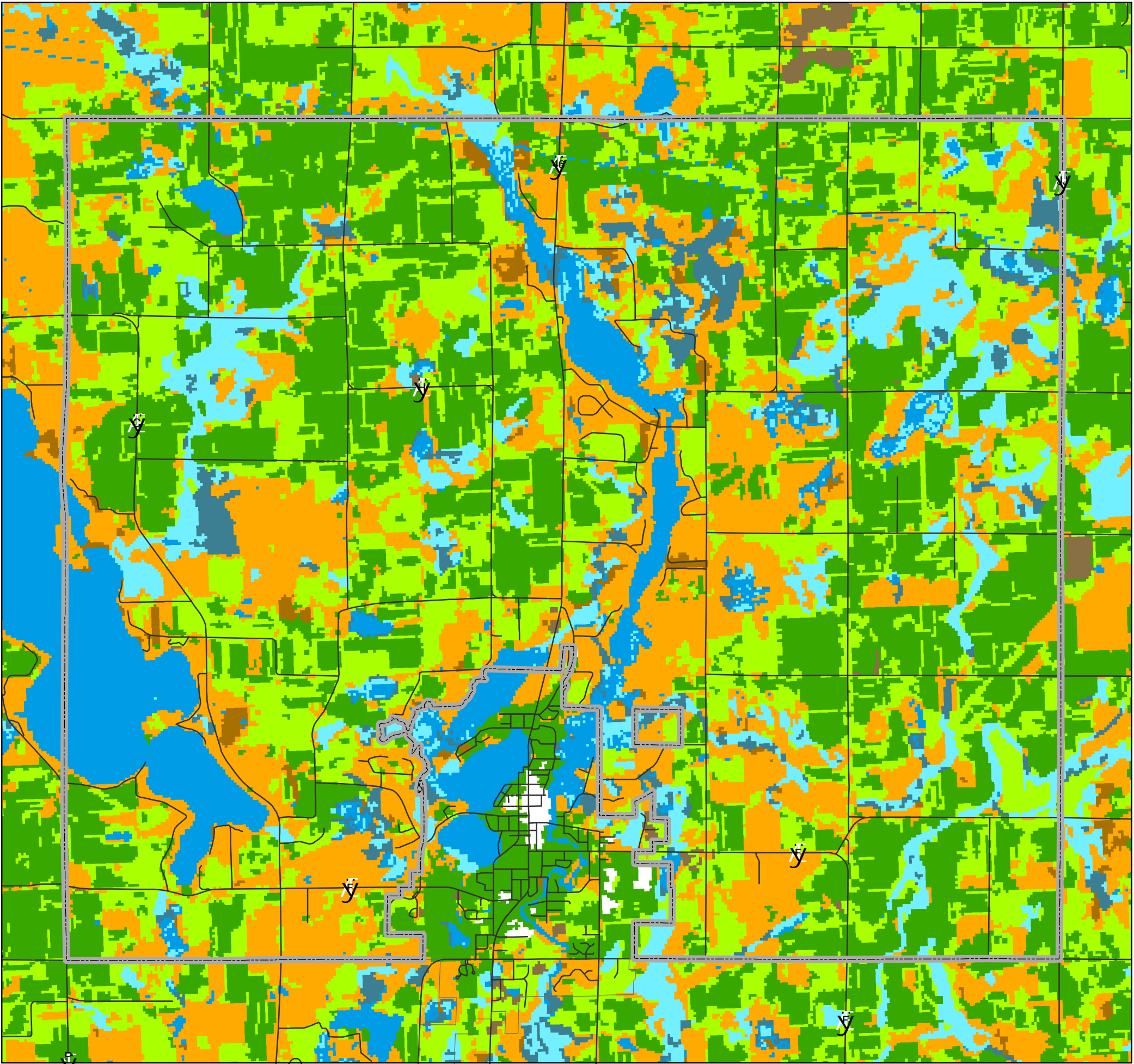
Depth to bedrock is the distance to the top of the bedrock, which is the uppermost consolidated deposit. Where the depth to bedrock is shallow, contaminants generally have less contact time with the earth's natural pollutant removal processes found in the unconsolidated surficial deposits. The greater the depth to bedrock, the more likely that the water table is located above the bedrock layer.



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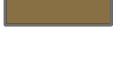




0 0.5 1 2 3 4 Miles

# Town of *Lincoln*

## Land Cover

-  Town of Lincoln
-  City of Amery
-  Agriculture
-  Grassland
-  Coniferous Forest
-  Deciduous Forest
-  Mixed Forest
-  Open Water
-  Wetland
-  Forested Wetland
-  Barren

The data used for this map was from Wisconsin DNR WISCLAND land cover data. This data was created from interpretation of 1992 satellite imagery. The land cover features from this data have 5 acre minimums. The data consists of 37 separate land covers, but these have been reduced and combined specifically for the Town of Lincoln.

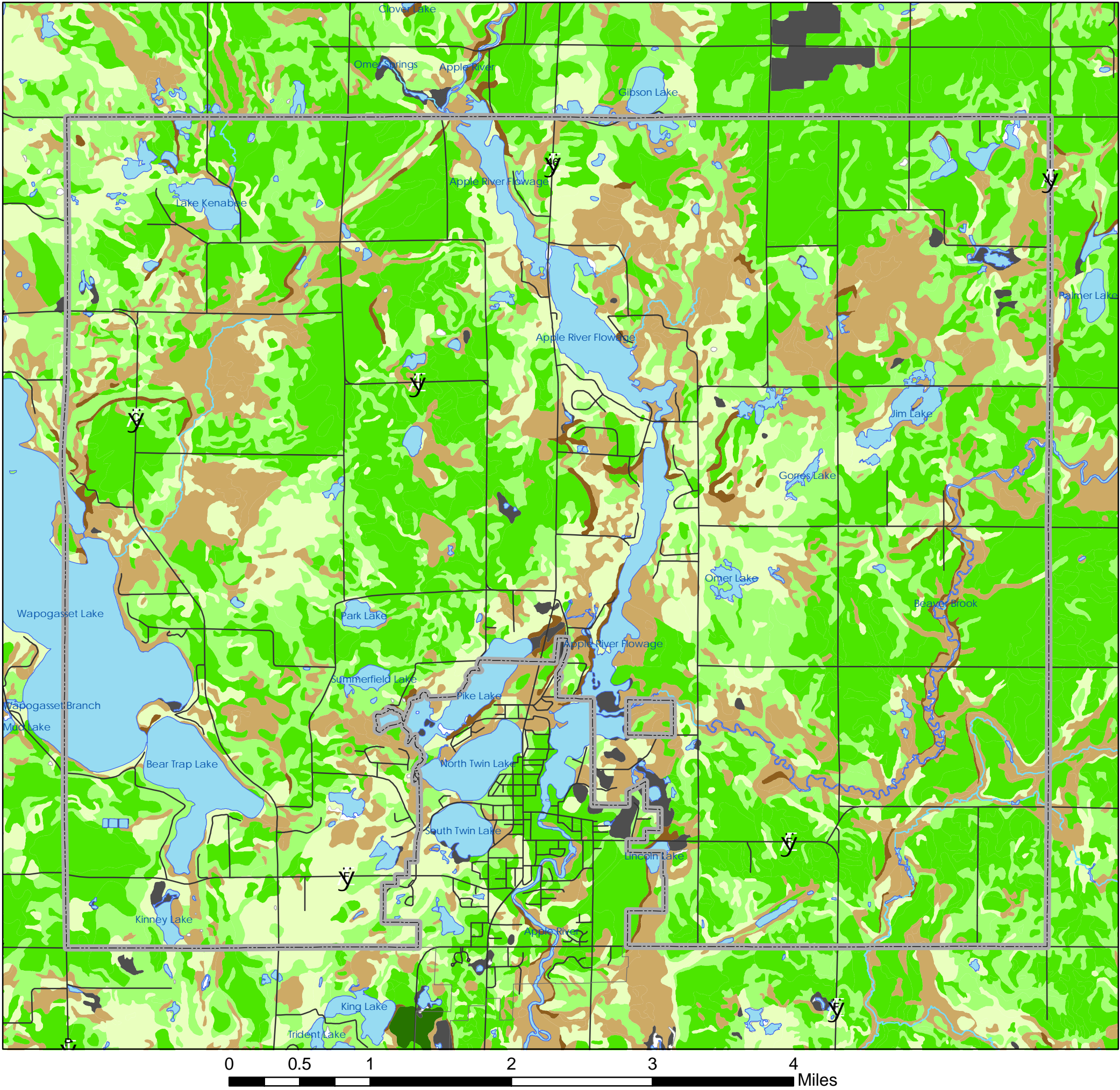


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O





# Town of *Lincoln*

## Soil Capability

- Town of Lincoln
- City of Amery
- Lakes and Rivers
- Streams

### Soil Capability

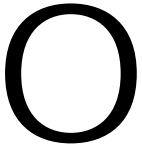
- |              |            |
|--------------|------------|
| Missing Data | Class V    |
| Class I      | Class VI   |
| Class II     | Class VII  |
| Class III    | Class VIII |
| Class IV     |            |

Land Suited to Cultivation and Other Uses:

- Class I - soils have few limitations that restrict their use.
- Class II - soils have some limitations that reduce the choice of plants or require moderate conservation practices.
- Class III - soils have severe limitations that reduce the choice of plants or require special conservation practices, or both.
- Class IV - soils have very severe limitations that restrict the choice of plants , require very careful management, or both.

Land Limited in Use-Generally Not Suited to Cultivation:

- Class V - soils have little or no erosion hazard but have other limitations impractical to remove that limit their use largely to pasture, range, woodland, or wildlife food and cover.
- Class VI - soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife food and cover.
- Class VII - soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife.
- Class VIII - soils and landforms have limitations that preclude their use for commercial plant production.



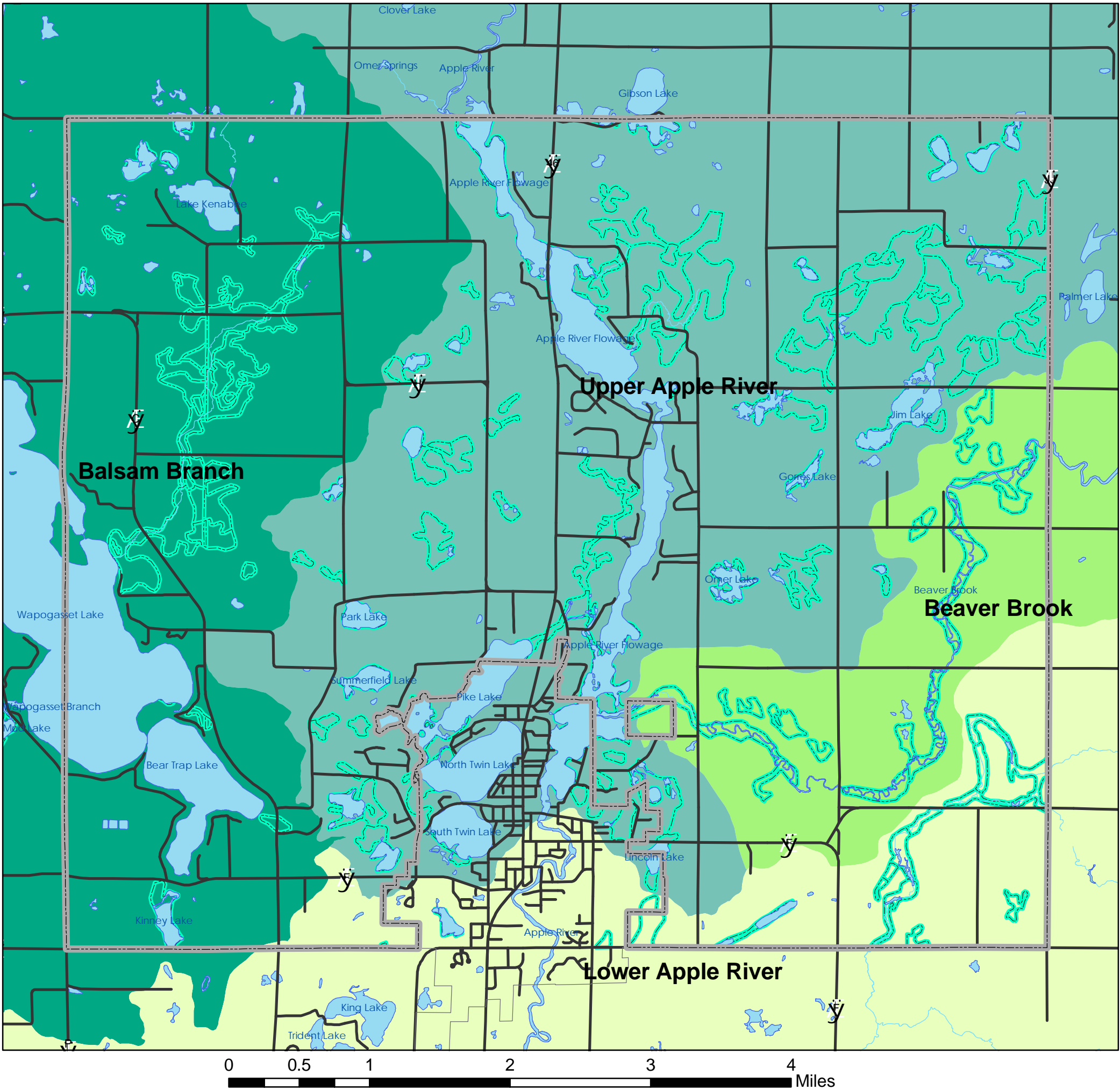
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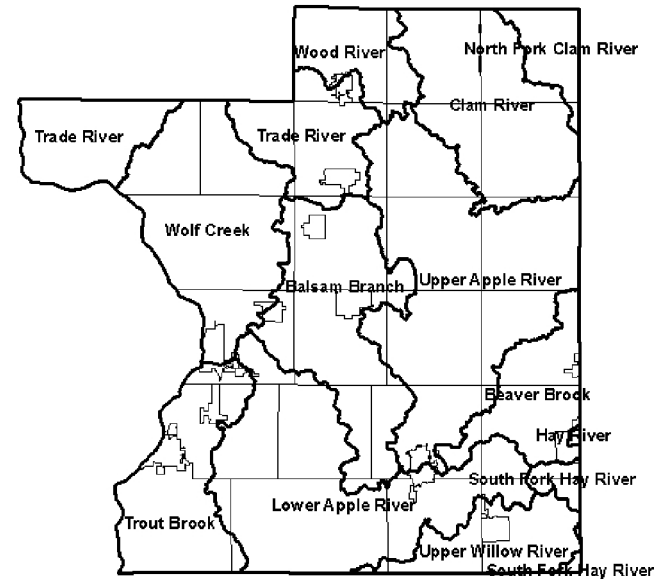




*Town of*  
***Lincoln***

**Watersheds**

- Town of Lincoln
- City of Amery
- Lakes and Rivers
- Streams
- Wetlands

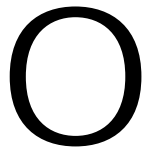


A watershed is an area of land that drains its water into a stream, lake, or wetland. The size of a watershed can range from several hundred square miles to only a few square miles.

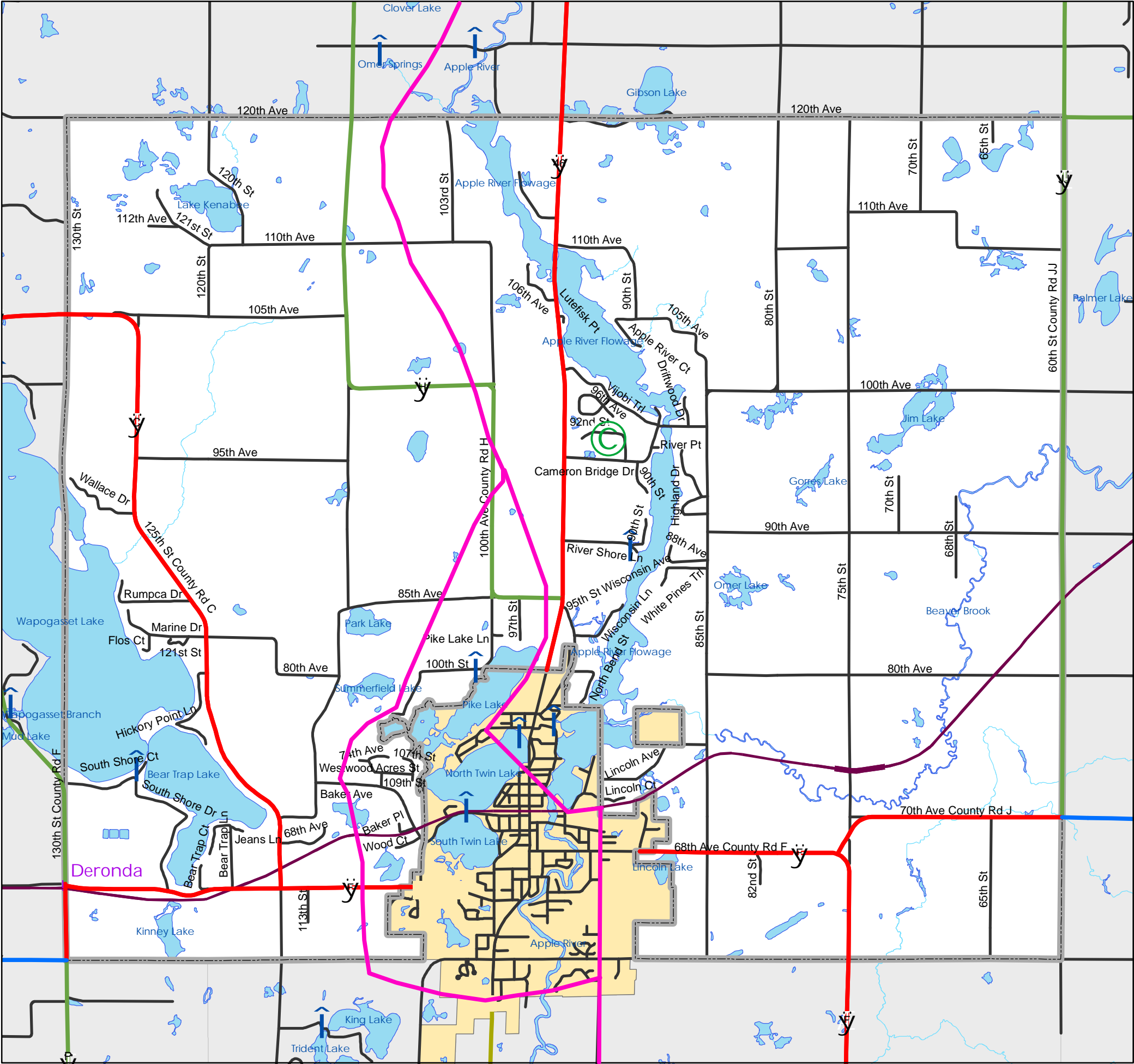


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**Recreational  
Opportunities**

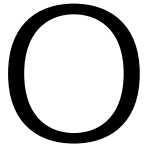
- Town of Lincoln
- City of Amery
- Lakes and Rivers
- Streams
- Boat Access
- Cattail State Trail
- Snowmobile Trail

**Road Conditions for Bicycles**

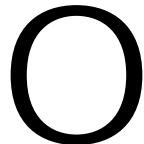
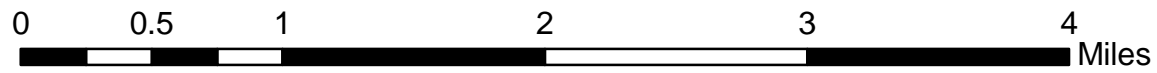
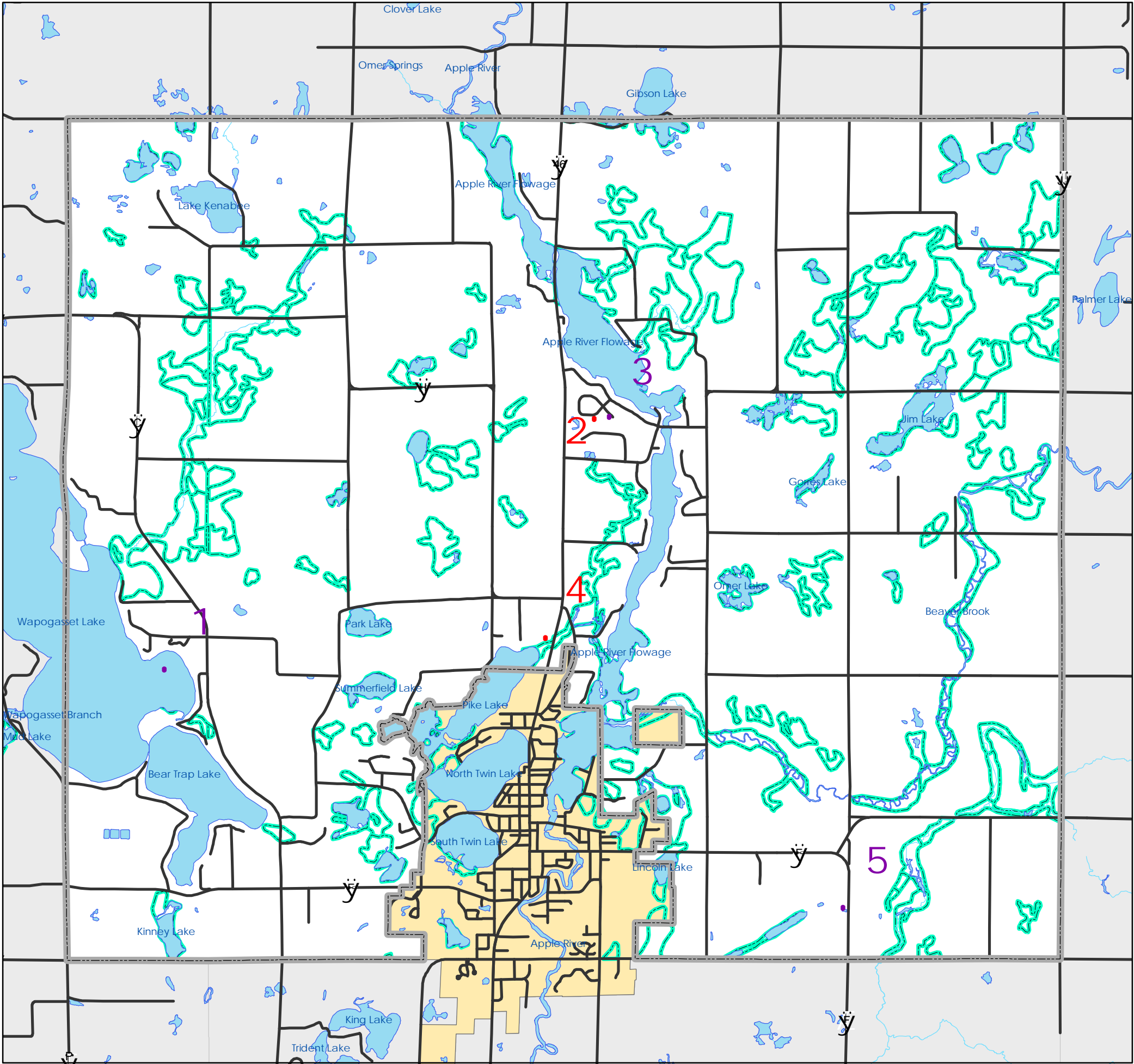
- Best Conditions
- Moderate Conditions
- Higher Volume, Wider Paved Shoulders
- High Volume, Undesirable Conditions
- Bike Route



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# Town of Lincoln

## Remediation and Redevelopment Sites

- Town of Lincoln
- City of Amery
- Lakes and Rivers
- Streams
- Wetlands
- Open Sites (ongoing cleanups)
- Closed Sites (completed cleanups)

- |  |  |
|--|--|
| 1: Morts Marina<br>Started: 1/92<br>Ended: 10/93   | 4: Skoglund Conoco<br>Started: 5/99<br>Ended: OPEN |
| 2: Burman Property<br>Started: 5/99<br>Ended: OPEN | 5: Equity Coop<br>Started: 12/94<br>Ended: 1/97    |
| 3: Hellie Property<br>Started: 6/00<br>Ended: 1/03 |  |

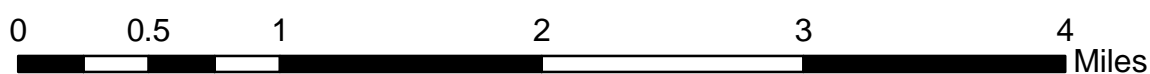
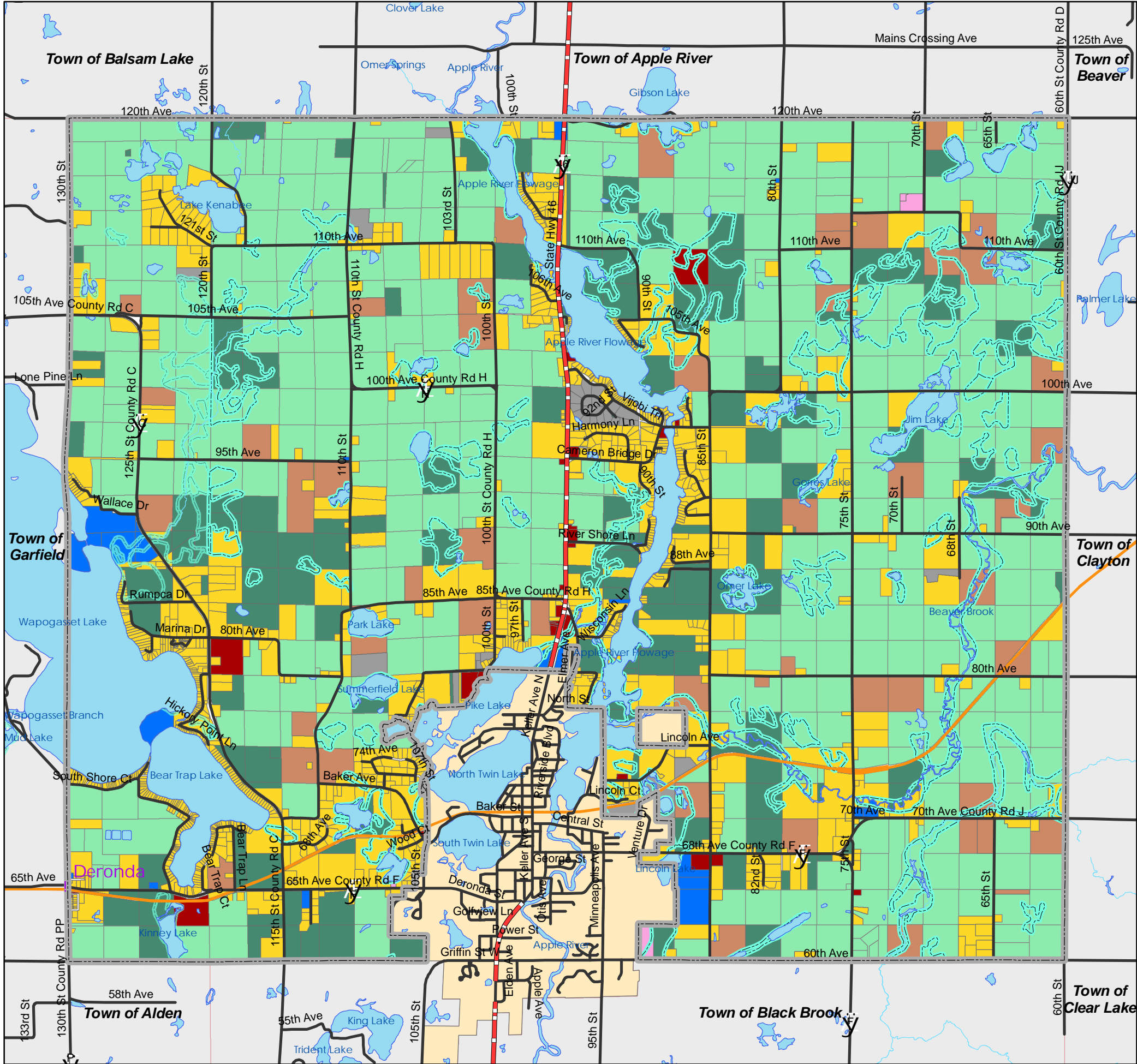
Remediation and Redevelopment sites are part of the DNR's Contaminated Lands Environmental Action Network (CLEAN), an inter-linked network of DNR databases tracking information on different contaminated land activities across the state.



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# Town of Lincoln

## Existing Land Use

- Town of Lincoln
- City of Amery
- Lakes and Rivers
- Streams
- Wetlands
- DNR Managed Trail

## Existing Land Use

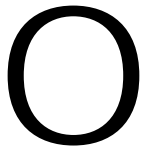
- Residential
- Commercial
- Farmstead
- Agricultural
- Undeveloped
- Forest
- Utility
- Public/Institutional

This map was created using the assesement codes for each property according to the Polk County 2007 Tax Roll and by using 2006 aerial photographs from the Polk County Land Information Department.

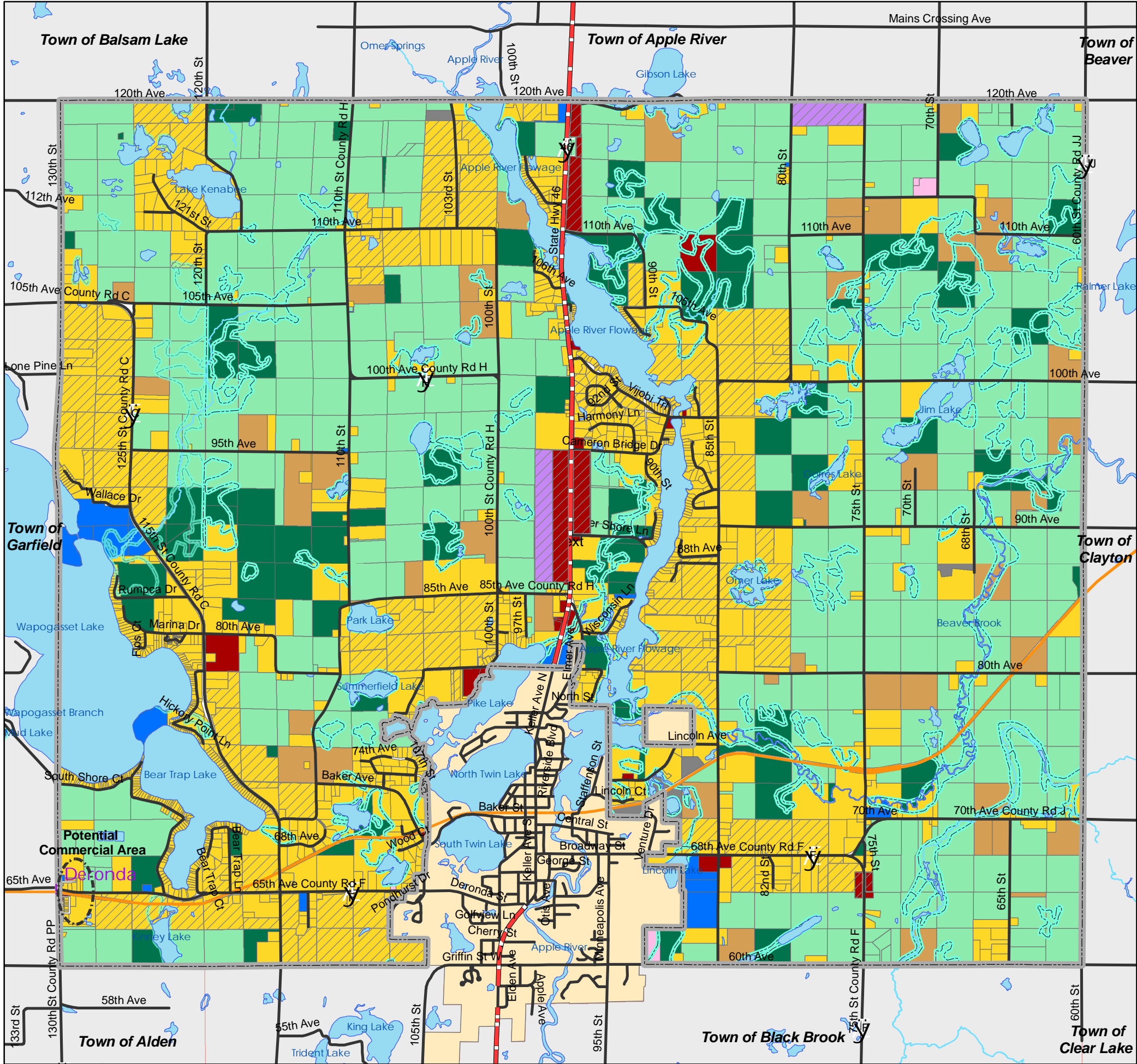


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# Town of Lincoln

## Future Land Use

- Town of Lincoln
- City of Amery
- Lakes and Rivers
- Streams
- Wetlands
- DNR Managed Trail
- Potential Areas of Land Use Conversion

### Future Land Use

- Residential
- Commercial
- Agricultural
- Farmstead
- Undeveloped
- Forest
- Utility
- Industrial/Manufacturing
- Public/Institutional

A Future Land Use map is a community's guide to future planning. It is meant to be a map of what the community would like to see happen. The map is not the same as a zoning map or official map and is not a prediction of the future.

Potential Areas of Land Use Conversion are areas potentially changing from the existing land use as identified on the Existing Land Use map.



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