

Introduction

The Town of Little Rice (the Town) Coordination Land Use Plan (the Plan) has been developed as an outline for guidance of land use. The Plan provides goals and tools to be used in development and growth. It is equally important to the town to protect all citizens rights and property. The Plan is dynamic and continually evolving requiring periodic review, assessment, and amendment of coordination with all agencies and units of Federal, State, County, and local governments through the process of coordination pursuant to the Resolution. (Refer to Town of Little Rice Resolution No. 01-2009.)

The Town of Little Rice defines Coordination (as set forth in Federal Land Management Policy Act) as defined by the common usage of the word in the Act as the establishment of rank, equal, not subordinate.

The Town has existed and grown as a recreational community through intensive forest management. The Flowages, Lakes, Streams, Rivers, Creeks, and Forest provide a recreational and economic base. This base has been the attraction for both permanent and seasonal residents as well as tourism. It is essential for the Town to not only retain the base but also to responsibly coordinate the use of the natural and recreational resources.

The Coordination Resolution has been adopted to assure citizens of the Town's input in any plan, project and/or opportunity that may affect the Town as well as to address the issues and concerns of town residents. All levels of government and their agencies have been notified to coordinate with the Town. The rights of all land owners must be protected so that they can utilize their properties for individual prosperity. The Town recognizes that individual prosperity is a prerequisite for public prosperity.

Vision Statement

To maintain and improve working relationships with all other governmental units, the Town of Little Rice has adopted a Coordination Resolution and created a Coordination Land Use Plan.

By the year 2010, the Town of Little Rice will have developed a plan. The Plan has the ability to evolve, address issues, and set policies concerning the environment and our economy reflecting the sentiments of our residents. Resident participation is and will always be an integral and essential component in the town's planning and decision making processes.

The most important component of any town is its citizens. The Town of Little Rice, therefore, recognizes that its primary responsibility is to establish policies that insure the safety and welfare of its residents and balance the natural and economic resources on which their quality of life depends. To that end, the Town will coordinate with other governmental units, whether Federal, State, County or local and work with individuals and businesses to assure responsible growth and environmental integrity.

The Coordination Land Use Plan will provide for responsible development of property and businesses because investors and developers will have a clear understanding of the Town's goals and policies.

The Town Board will address issues and concerns of citizens and property owners. The Town will provide services appropriate to Statutory requirements. Any land holder must be fairly compensated for property takings by any governmental unit if the land holder is a willing seller.

1. ISSUES AND OPPORTUNITIES

At the beginning of Issues and Opportunities, there is a chart showing the change in population in the Town of Little Rice. The Town has grown over the last few decades.

POPULATION

YEAR	1980	1990	2000	2008(Estimated)
Population	172	221	314	353

This document is not meant to micromanage Town affairs into the future. The purpose is to only lend guidance to protect the inherent rights of the citizens of Little Rice as embodied in the founding documents, particularly, the Declaration of Independence and the Constitution. The Town's coordination plan provides local citizens the opportunity to represent their interests on an equal, not subordinate, basis with other units of government.

1 Issues

Issues the Town has are health and safety, land use, and tax policies, all of which will be affected by decisions made by other units of government. State and Federal agencies have an impact on the use of private and public property within the Town with a variety of regulations. There are some specific issues affecting the Town of Little Rice.

1.1 Health and Safety

Emergency Services—The Town of Little Rice intends to maintain volunteer emergency services. The Town will coordinate with neighboring communities to provide emergency services by coordinating to increase protection and reduce cost where appropriate.

Roads—A good road system is important for transportation purposes. The Town of Little Rice will have a well-maintained road system within budgetary constraints.

Water Quality - Safe potable water is essential to the health of the Town, its residents, and its economy. The Town will coordinate with all governmental entities and regulatory agencies to insure that the quality of its ground water is maintained.

Telecommunications—Modern telecommunication infrastructure is vital to the health, safety, and prosperity of the community. The Town seeks to encourage a variety of providers of high-speed telecommunications available to its residents to foster economic growth.

1.2 Land Use

Dams

The Town of Little Rice has three significant flowages within its boundaries, the Willow Flowage, the Rice Reservoir (Lake Nokomis) and Lake Killarney. There are two dams; one located on the Willow

Flowage and the other on Lake Killarney. The reservoirs provide a variety of benefits to residents of the Town including: recreation, economic, aesthetic, and environmental. Because of the importance of the dams in Little Rice, the Town emphasizes the need by all other units of government to coordinate when considering rules and regulations that may have an impact on the Killarney, Rice and Willow flowages and the residents who live near them.

Metallic and Non-metallic Mining

In The Town of Little Rice there are several non-metallic mining pits. The non-metallic pits are important for the construction of roads and a variety of needs in the Town. The continuation of non-metallic mining is expected as long as the resources are available.

Metallic ore deposits exist in northern Wisconsin. The Town of Little Rice anticipates coordination with all Federal, State, and contiguous units of government involved in the development of these deposits.

Public and Conservancy Land Purchases and Regulatory Takings

Public funds are being used to purchase land in Wisconsin. Currently, the Town of Little Rice has 62.5% of its land owned by public entities. In addition, regulatory takings are occurring which diminish the value of private property. The primary reason given for public and conservancy land purchases and regulatory takings has been to preserve aesthetically appealing areas. Conversely, there may be some concerns to public land purchases including:

- 1.2.1** Removing land from the local property tax rolls may create economic hardship for the town by reducing tax base.
- 1.2.2** Regulatory takings via titled and non-titled means diminish the use and value of property. Examples include buffers, connecting corridors, conservancy zones, acquisition projects, endangered species designations and other means of restricting the use of private property.
- 1.2.3** Increased taxes due to Payment-In-Lieu-of-Taxes (PILT). The State of Wisconsin makes PILT payments to local units of government for loss of property tax revenue. However, PILT payments come from public coffers. The amount of the PILT payments is less than the normal tax levy.
- 1.2.4** These purchases and regulatory takings are meant to be as nearly permanent as possible. Making a piece of property permanently off-limits from resource utilization may or may not serve future generations well.
- 1.2.5** Some private conservancy organizations are acting as a conduit for private lands to be purchased and then transferred to public entities. Acting as a conduit for public agencies is an inappropriate use of public funds.
- 1.2.6** The Town of Little Rice requires coordination by all entities that utilize public monies for land purchases within the Town and contiguous jurisdictions. The Town requires coordination for all conservation easements within the Town and contiguous jurisdictions. Any property owner

within the Town shall be fairly compensated for public and conservancy land purchases **IF** the landowner is a willing seller. Any property owner within the Town shall be fairly compensated for any regulatory taking **IF** the property owner **CHOOSES** to allow the taking.

- 1.2.7 The Town of Little Rice has an extensive system of recreational trails. The trails are an important economic resource for the Town. Many local hospitality businesses receive a significant amount of their income as a result of the use of the trails. The Town will coordinate with all parties concerned.

1.3 Tax Policies

- 1.3.1 Local Control—Mandates (funded or unfunded) increase the cost of local government, hence, the Town's tax burden. Rules and regulations mandated by other units of government that serve little or no benefit for the Town will be reviewed via the coordination process. The Town will work with all other units of government and their agencies via coordination.
- 1.3.2 Taxes—Residents of the Town will support infrastructure vital to their needs. The Town will contribute via taxation to those services that are of value to the residents. Currently, school aid formulas and declining enrollment serve to increase the tax burden on Town property taxpayers.

1.4 Objectives

- 1.4.1 Support active forest management as has traditionally occurred.
- 1.4.2 Support a good recreational trail system.
- 1.4.3 Maintain appropriate emergency services.
- 1.4.4 Promote high-speed telecommunications infrastructure.
- 1.4.5 Promote natural resource use that supports the economy for local residents.
- 1.4.6 Discourage greater public land ownership.

1.5 Goal

The Town of Little Rice embraces the opportunity to give and receive meaningful input on a government-to-government-basis

2. HOUSING

This section will outline existing population and housing to identify trends and to determine future impact and needs.

2.1 Population Characteristics

Population change is the primary component in tracking a community's past growth as well as predicting future population trends. Population characteristics relate directly to the Town's housing, educational, community, recreational and economic development.

The 2000 census indicated a population of 314. The population in July, 2008 was estimated to be 353 which is a 12.4% increase. There are developed areas within the Town that meet and exceed the State's definition of development. The standard qualifies the Town for future development and State aid.

The Town median resident age is 43.9 years compared to the State median age of 36.0 years. Table 4.1 indicates population by age.

Table 2.1
Population by Age

Under 5 years	7
5 to 9 years	18
10 to 14 years	24
15 to 19 years	16
20 to 24 years	13
25 to 34 years	29
35 to 44 years	56
45 to 54 years	40
50 to 59 years	23
60 to 64 years	33
65 to 74 years	38
75 to 84 years	14
85 years and over	3

Source: U.S. Census Bureau, Census 2000

2.2 Housing Characteristics

As an important element of the Town's Coordination Land Use Plan, housing characteristics help to

determine the demand and cost of public services needed. The housing characteristics also incorporate aesthetic, social, and economic conditions.

During the past 8 to 10 years, the Town added between 10-15 new housing units. This breaks down to 1-4 building permits being issued each year. This includes seasonal units.

Current housing is single-family residential dwellings which are a combination of site built and manufactured housing. Because of improved building techniques and codes, manufactured housing is considered the most affordable option for housing and includes:

- 2.2.1** Factory built panels along with doors and windows which are assembled on a foundation on site.
- 2.2.2** Factory built modular units which are placed on a foundation and joined on site.
- 2.2.3** Factory built entire housing units brought to site on a chassis and placed on a permanent foundation.

The major concentrations of housing are on or near the Willow Flowage, Old 8/ Rice Flowage, Burrows Lake, Lake Killarney, and County Road Y. There are 397 residential units and 16 commercial units. (Land parcels with JUST a garage/shed/outbuilding only on the parcel ARE NOT included).

Lot sizes range from one-half acre to 40 acres or more. The Town recognizes the need for coordinating future development within the reasonable resources of infrastructure.

Seasonal housing as second homes reflect the northwoods life style with a wide-range recreational activities available. Many of these homes become retirement homes. Table 2.2 indicates property classifications and values per the 2008 assessment.

Table 2.2
Classifications and Values

Neighborhood	Tax Class	No. of Improved Parcels	Total Valuation
Bass Lake Area	Residential	6	\$812,700
Willow Flowage/ Tomahawk River Area	Residential	70	\$12,274,400
Burrows Lake Area	Residential	73	\$9,452,500
Cabins/Cottage/Hunting Shacks	Residential	66	\$5,707,500
Killarney Lake Area	Residential	62	\$12,724,200
Rural/Outlying	Residential	84	\$10,543,300
Rice River Flowage Area	Residential	36	\$5,925,900
Commercial	Commercial	16	\$6,778,800
TOTAL		413	\$64,219,300
Average Value per Improved Parcel (2008 Assessment)			\$155,495.00

2.3 Rental Units

Currently, the Town does allow private homes to be rented on a month or longer basis. Rental units on a weekly, monthly, and yearly basis are available at several resorts located in the Town. Table 2.3 indicates Gross Rent Amounts paid.

Table 2.3
Gross Rent Amounts

Less than \$200	0
\$200 to \$299	0
\$300 to \$499	0
\$500 to \$749	3
\$750 to \$999	0
\$1000 to \$1499	0
\$1500 to more	0
No cash rent	2
Median Rent Amount Paid	\$675.00

Source: U.S. Census Bureau, Census 2000

2.3 Zoning

County and local units of government are authorized to adopt zoning ordinances under Wisconsin Statutes. Zoning will continue to be a primary tool in creating and implementing regulations. The Town has previously adopted the Oneida County Zoning Ordinance in which zoning districts and associated regulations are administered by the County. The preference of the Town is that County administration of zoning continue. However, The Coordinated Land Use Plan should serve as a guide to decisions and standards related to zoning.

2.4 Future Proposals

Proposed development includes 34-unit manufactured condos on the Willow Flowage. Land cost for each unit is approximately \$50,000 with the same amount estimated to be spent on manufactured housing for each site. There will be a home owners association responsible for snow plowing, waste removal, and upkeep. As each unit is independently owned and each unit will pay property taxes.

Proposed development also includes a seasonal campground on the Willow Flowage at Willows End. Future development also depends on the economy and the location of the development.

2.5 Concerns

- 2.5.1** Width of driveways -- Narrow (single-vehicle wide) driveways do not accommodate the large fire department trucks with trees and branches causing external damage and creating difficulty getting to the emergent situations.

(see attached map file for Town of Little Rice Zoning Map)

2.5.2 Wildlife Interface – It is the Town's recommendation that residences have a 30-foot clear zone around the residence, outbuildings, or wood piles.

2.6 Objectives

2.6.1 Preserve Little Rice rural community while protecting property owner rights.

2.6.2 Request that Oneida County amend its zoning permit review procedures to provide coordination and consistency with the Town's Coordination Land Use Plan.

2.6.3 Promote affordable housing consistent with the Little Rice rural community.

2.6.4 Encourage safe driveway placement per Ordinance 01-2009.

2.6.5 Educate residents to be “fire-wise”.

2.6.6 The Town will continue to coordinate on current development issues and future development issues as they arise.

2.7 Goal

The Town of Little Rice embraces the opportunity to give and receive meaningful input on a government-to-government basis.

3. TRANSPORTATION

Plans and Programs

It is the intent of the Town of Little Rice to maintain its roads for vehicle traffic and coordinate with Federal, State, and County Highway Statutes. Any other outside roadwork done by any organization or contractor must coordinate their work with the Town.

3.1. Transportation Mode Inventory

3.1.1 Highways

Public highways are generally classified by two different systems -- jurisdictional and functional.

Jurisdictional class refers to which entity owns the facility and holds responsibility for its operations maintenance.

Functional class refers to the role the particular segment plays in moving traffic in the overall system.

3.1.2 The Town of Little Rice is composed of one county highway and local roads.

County Highways (CTH) County Highway Y

Town Roads 37 Local town roads

Table 3.1.2

Jurisdictional Breakdown by Total Mileage		
Total Gross Miles	Total County Miles	Total Town Miles
55.33	9.51	45.82

3.2 Trucking

Trucking is allowed on all county highways and local roads within the Town in order to transport vital goods and services to local businesses, industry, and residents. The Town will coordinate a plan to create heavy truck routes subject to seasonal restrictions. Temporary weight restrictions may limit hauling capacity during the spring of each year or any other weather conditions on county highways and local roads. Any damage done to Town roads will be the responsibility of said truck or company for repairs to Town roads.

3.3. Snowmobile and ATV Trails

The Town of Little Rice recognizes the vital role snowmobile, ATV, and multi-use trails play in sustaining the summer and winter economy within the Town. The Town anticipates Federal, State, and County governmental units to coordinate with Little Rice on the planning and implementation of all plans or projects to impact the economy or environment of Little Rice.

3.4. Railroads

There is no direct local access to rail service in Little Rice. The nearest siding access to Little Rice is located in the Town of Bradley on County Highway Y.

3.5 Air Transportation

There is no public airports in Little Rice. There are three airports that can be utilized. They are Tomahawk Regional Airport, Lakeland Airport, and Rhinelander/Oneida County Airport.

3.6 Water Transportation

There are no harbors or ports in the Town of Little Rice. There are several public boat landings that are maintained by the State or County. These landings or access are to be coordinated with the Town. The Town of Little Rice will coordinate with the State Statutes and their assertion of the Public Trust Doctrine.

3.7 Transportation Program

The Wisconsin Department of Transportation is the primary provider of programs to assist local transportation systems. The Town of Little Rice currently utilizes the following programs to finance roadwork in the Town.

3.7.1 General Transportation Aid

3.7.2 Town Road Improvement Program (TRIP)

3.7.3 Tax Levy

3.8 Construction and Maintenance

Construction, maintenance, and plowing of town roads are reviewed on an annual basis. The Town of Little Rice Board reviews local road conditions and any transportation concerns that may arise. It is the goal of the Town to coordinate and provide safe and efficient roads which are built to satisfy the needs of local businesses, residents, and emergency services.

The Town of Little Rice currently is responsible for maintaining its roads within budgetary constraints.

(see attached map file for Town of Little Rice Trail Map)

2009 General Transportation Aids (GTA) Calculation Process

1. GTA INPUT FIGURES:			
CVT CODE:	43012	6 YEAR COSTS	
		2002 COSTS	\$172,587.00
NAME:	LITTLE RICE	2003 COSTS	\$248,740.00
		2004 COSTS	\$229,879.00
MILEAGE 1/1/2007	45.82	2005 COSTS	\$283,900.00
		2006 COSTS	\$230,055.00
MILEAGE 1/1/2008	45.82	2007 COSTS	\$302,301.00
		6 YEAR AVERAGE COSTS	\$244,577.00
2008 AIDS:	\$89,623.92	3 YEAR AVERAGE COSTS	\$272,085.33

2. DETERMINE METHOD OF CALCULATION (GREATER OF SOC or RPM):			
SHARE OF COSTS (SOC)		RATE PER MILE (RPM)	
CALCUALTION:		CALCUALTION:*	
6 Year Average Costs:	\$244,577.00	Mileage as of 1/1/2008:	45.82
SOC Percentage:	18.48%	Rate Per Mile:	\$2,015.00
SOC Amount:	\$45,196.50	RPM Amount:	\$92,327.30

***NOTE:** Counties are not eligible for the Rate Per Mile payment.

3. APPLY APPROPRIATE MIN/MAX CUSHIONS (SOC or RMP):			
SHARE OF COSTS CUSHIONS:		RATE PER MILE CUSHIONS:	
2008 Aids:	\$0.00	Mileage as of 1/1/2008	45.82
Minimum 2009 Aids:	\$0.00	Mileage as of 1/1/2007	45.82
Maximum 2009 Aids:	\$0.00	Mileage Change:	0.00
Cushion Adjustment:	\$0.00	% Change:	0.0000%
		2008 Aids:	\$89,623.92
		2009 Adjusted Base:	\$89,623.92
		Minimum 2009 Aids:	\$85,142.72
		C0ushion Adjustment:	\$0.00

4. APPLY AIDS CAP TO MINIS:

85% RESTRICTION:	
3 Year Average Costs:	\$272,085.23
CAP for MINIS:	85%
Max payment Due to CAP:	\$231,272.52
Reduction due to CAP:	\$0.00

5. CALCULATE FINAL PAYMENT:	
COMPONENTS OF PAYMENT:	
Share of Costs Amount:	\$0.00
Rate Per Mile Amount:	\$92,327.30
SOC/RPM cushion Adjustment:	\$0.00
Reduction Due to MINI CAP:	\$0.00
TOTAL GTA AMOUNT:	\$92,327.20

3.9 Objectives

3.9.1 As County Road Y is the only major transportation corridor accessing the Town, coordinate with Oneida County and all other agencies regarding the maintenance and good working condition of county Road Y.

3.9.2 Other principal corridors include by are not limited to:

Cedar Falls Road – Access to Little Rice, Hazelhurst, Minocqua.

Swamp Lake Road – Access to Little Rice, Cassian, Nokomis.

Prairie Rapids Road – Access to Nokomis

3.9.3 Coordinate with those jurisdictions regarding the maintenance and good working condition of those roads.

3.10 Goal

The Town of Little Rice embraces the opportunity to give and receive meaningful input on a government-to-government basis.

4. UTILITIES AND COMMUNITY FACILITIES

The Town of Little Rice is characterized as being a rural community with a low population density. 17.9% of the town property is privately owned with a similar amount industrially owned the rest being mostly publicly held.

Community services require capital intensive investment supported by the local tax base and/or users fees. Thus the level of service is usually balanced by the users and taxpayers ability or interest in paying for the service. Local features, such as parks, schools, utilities, protective and emergency services, and roads must be considered in relation to the future development they are intended to support, not just the current demand for services. Consideration must also be given to the proximity and ease of availability of certain facilities and services in nearby communities.

The rural nature and low population density of the Town, along with the growth pattern will have an impact on the services and facilities provided and planned for. Some of the services desired, such as police protection, are provided by the county and state, or in cooperation with neighboring governmental facilities.

A concern for the Town is the amount of land value owned by public entities and the possibility of additional properties being taken off the tax rolls, placing a greater burden on the taxpaying sector.

4.1 Administrative Facilities and Services

The Town of Little Rice's administrative facilities are located at the Town of Little Rice Municipal Building and Volunteer Fire Department, 3737 County Road Y, Tomahawk, 54487. The Municipal Building (Town Hall) is used for Town business and monthly Town meetings held on the second Tuesday of every month at 7:00 PM unless otherwise posted. The building also is used by the Volunteer Fire Dept. for meetings, training, equipment storage, and other Fire Dept. activities. The building is used occasionally for community and private events as well.

The Administrative staff for the town is comprised of three elected Town Board members consisting of two Town Supervisors and a Town Chair, each serving two year terms, along with an elected Town Treasurer and elected Town Clerk and an appointed Deputy Clerk.

At this time the Town has one full time Shop Foreman and two part time maintenance employees. Currently other paid staff includes a part-time Solid Waste Station attendant and part-time Town Hall cleaner. The Town provides regular services such as snow plowing, roadside grass mowing and general road maintenance of public roads.

The Town operates a solid waste refuse and recyclables drop-off facility located next to the Town Hall. It is open on a part-time basis year round.

Police protection is provided by the County and State.

4.2 Fire and Emergency Services

Fire and Emergency services are provided by the Town of Little Rice Volunteer Fire Department (LRFD), with mutual aid from and for, neighboring entities. The Little Rice Fire Department typically responds to 40-45 calls for service each year. Of these calls, on average, 40% - 60% are medically related (there is a trained staff of First Responders on call). 20% are Mutual Aid responses to surrounding Town. Besides calls within the Town, responses for structural fires are automatic for the Towns of Nokomis and Cassian, and all fires and medical calls in the southern half of the Town of Lynne. The LRFD responds by contract with the DNR for wildland fires, area wide. There is a Emergency Services Unit (Canteen) which is contracted with the American Red Cross for responses to requests for service in Lincoln, Oneida, Vilas, Price and Forest counties.

4.3 Sewer and Water Accommodations

Due to the rural nature and low population density, no sewer and water services are publicly provided. Presently private accommodations are regulated by the State Department of Commerce and implemented at the County level.

4.4 Educational Services

No public educational facilities currently exist within the Town of Little Rice. Such services are currently provided by the Tomahawk School District with advanced educational opportunities available via Nicolet Area Technical College in Rhineland.

4.5 Communication and Power

Electric power within the Town is provided by Wisconsin Public Services (WPS) and land-line telephone service is provided by Verizon, with various companies providing cellphone and wireless services. Reliable and low-cost High Speed Internet access is critical for economic development within the Town.

4.6 Parks, Recreation, and other Facilities, Community Owned or Otherwise Provided

The Town of Little Rice is affected by 3 flowages and 3 dams, one of which is outside Town borders. These include:

Lake Killarney and Dam and nearby facilities, including a boat launch, swimming area and adjoining parking lot which are owned and maintained by the Town; the Willow Flowage and Dam, which is owned and maintained by Wisconsin Valley Improvement Company, and several boat launches owned and maintained by the Wisconsin DNR. Much of the land surrounding the Willow Flowage is owned by the State of Wisconsin. Future tax revenues from this land and the potential loss thereof are a major concern for the Town.

The Rice Flowage/Lake Nokomis is created by a dam, located within the Town of Bradley, Lincoln County. The dam is owned and managed by the Wisconsin Valley Improvement Company.

Other features within the Town include Bass Lake, Burrow's Lake and the Rice Flowage/Lake Nokomis, which lies partly within Town borders. Each of these waters is accessed via DNR owned and managed boat launches and may be adjoined by other public facilities as well. The Town anticipates Coordination with all other governing units and regulatory agencies regarding any changes affecting public access and use of these various resources.

The level of the water within the Rice Flowage/Lake Nokomis and the Willow Flowage fluctuates. Each was created and is managed for Wisconsin River water flow control, to hold a water supply and respond to water demands downstream. The resulting water level fluctuation has a significant affect on values of property and businesses which border on the flowages or are nearby and lie within the borders of the Town of Little Rice.

Several years of drought conditions in the area have affected water levels and conditions on all of these flowages and lakes. Water levels can have a significant economic impact to the area.

4.7 Objectives

4.7.1 Encourage growth of high-speed internet.

4.7.2 Periodically evaluate existing facilities to ensure adequacy of need.

4.8 Goal

The Town of Little Rice embraces the opportunity to give and receive meaningful input on a government-to-government basis.

5. NATURAL, AGRICULTURAL and CULTURAL RESOURCES

The Town of Little Rice consists of two Townships running north and south consisting of 68.1 square miles. There are three flowages and three lakes within the Town. The land base consists of a mixture of various types of lowland or swamp and forested uplands. The dominant timber type of the uplands consist of aspen and a mixture of red, white, and jack pine with areas of low quality hardwoods. The soils are mostly sand or sandy loam on the uplands and wetlands in the lowland areas. The Town of Little Rice has a long history of forest management. Much of the forest within the Town of Little Rice has been harvested since the end of the nineteenth century. Forest management has been carried out by a number of industrial timber harvesting companies that have owned property in the Town over the years. In addition, Oneida County has retained a large forest block in the Town. The Town receives limited compensation from the County's block of land. Timber hauling contributes to the degradation of Town roads. The industrial land base has changed over the last ten years. Formerly industrial owned lands have been purchased and held by Real Estate Investment Trusts (REITS) and Timber Management Organizations (TMOs). These lands are no longer owned by the companies or mills that the resources supplied, but are owned by these new holding companies that still manage the land to sell forest products; however, they are also motivated to boost company profits by selling the land. As a result of these sales, the land base use is changing from a forest products land base to recreational land base. Little Rice has existed and grown as a recreational community as a result of the intensive forest management that has provided good access to the land base by way of roads and trails. In addition to trails, the forest management has provided excellent habitat for a variety of wildlife for hunting and viewing opportunities. The recreational base and associated opportunities provides a quality of life that attracts permanent and seasonal residents and fosters tourism.

5.1 Flowages

5.1.1 The three flowages located in the Town of Little Rice include the Willow Flowage, Lake Killarney and the Rice Flowage/Lake Nokomis.

5.1.2 The Willow Flowage is the largest and is fed by the Tomahawk River, Willow River, and several creeks.

5.1.3 The Lake Killarney flowage is fed by the Little Rice River and several creeks.

5.1.4 The Rice Flowage/Lake Nokomis is fed by the Little Rice River, Tomahawk River, and several creeks.

5.2 Lakes

There are also three lakes, Bass Lake, Gobbler Lake and Burrows Lake located within the Town of Little Rice.

5.2.1 Bass Lake is a 61 acre seepage lake with public access.

5.2.2 Gobbler Lake is a 20 acre seepage lake with wilderness access.

5.2.3 Burrows Lake is a 156 acre seepage lake with a public access.

5.3 Land Base

5.3.1 Public 62.5%

5.3.2 Industrial Forestland 16.3%

5.3.3 Private 17.9%

5.3.4 Other 3.3%

5.3.5 Issues Reference Issues and Opportunities No. 1

5.3.6 Actions - The Town of Little Rice anticipates coordination pertaining to acquisition of lands in the Town's jurisdiction using public funds. (**Reference Issues and Opportunities1.4**)

5.4 Agricultural

Currently there are no active farms or farming activity in the Town of Little Rice other than forest management that occurs by various large land holders and owners and a few tree farms located in the Town. There is evidence of past farming activities throughout the Town that indicates Little Rice once had an abundance of farming activities. (**Reference Economic Development 6.2**)

5.5 Trails

The Town has approximately many miles of trails which fluctuate with ongoing coordinated efforts to expand these resources, e.g. snowmobile, all terrain vehicle (ATVs), designated hunting and walking trails. The trail systems are a historically important cultural resource within the Town that supports the recreational and economic base that will be continued in the coordinated planning process. (**Reference Transportation 3.3**)

5.6 Water Designations

The following classifications have been created by the Department of Natural Resources to identify potentially endangered waters:

5.6.1 Exceptional Resource Waters (ERWs)

5.6.2 Outstanding Resource Waters (ORWs)

5.6.3 Impaired Waters

5.6.4 Flood Plains

5.6.5 Wetlands

5.6.6 Groundwater is water that occupies the voids and spaces between soil particles, rocks or cracks in the ground below the land surface. It may originate from many sources such as lakes, rivers, aquifers and precipitation. The type of soil and bedrock contained within an aquifer into which a well is drilled or driven determines the groundwater pH, saturation index, hardness, and the overall quality of the water. The type of soil and bedrock may also determine how contaminants may reach the ground water.

5.6.7 Water Issues

5.6.7.1 Many residents use the public water supply for drinking and cooking located at the Town Hall.

5.6.7.2 Geothermal use of water. The Town is concerned about the use or control of subsurface ground water and associated regulations that may be proposed limiting access to this water for Geothermal heating (including heat pumps). Opportunities that may exist and be economically viable as technology develops that minimizes negative impacts. The Town anticipates coordination on these issues with all governmental units and their agencies.

5.7 Metallic and Nonmetallic Resources

5.7.1 There are no metallic mines currently in operation in Little Rice. However, deposits may exist that will have an effect on the Town. Little Rice anticipates coordination with all entities involved with the development of any mines including, but not limited to, the Town of Lynne, Oneida County, The State of Wisconsin and all private and Federal entities involved in the development of any mines that may impact the Town.

5.7.2 There is one nonmetallic mine owned by Oneida County currently operating in the Town of Little Rice and a few nonmetallic private mines. The Town recognizes existing non-metallic mines and the opportunities for future development of these resources located in Little Rice. These aggregate sources provide important raw materials and refined construction materials to the Towns of Little Rice and Lynne and various landowners. These aggregate resources exist because of the demand for the materials. The Town recognizes the vital role these aggregate sources play in supplying the Town and residents with construction materials. Little Rice may want to pursue developing its own source of aggregate and will continue to coordinate with Oneida County, the State of Wisconsin, and private landowners of identified and non-identified resources. Source life of the existing sites is difficult to predict due to several factors including but not limited to aggregate quality, demand, the local economy and regulations. The Town anticipates coordination on these issues with all governmental units and their agencies.

5.8 Environmentally Sensitive Areas

The Town of Little Rice is unaware of any environmentally sensitive areas in the Town at this time.

5.9 Wildlife Habitat and Threatened & Endangered Species

5.9.1 Threatened and Endangered Species The Town anticipates coordination on these issues as they arise. **(Reference lines 48-68 of Town of Little Rice Resolution 01-2009.)**

5.10 Parks and Community Design

5.10.1 The Town owns a 10-acre parcel of land that includes the Town Hall, Town office, Fire Department, Town Garage, and a pavilion currently available for public use.
(See attached map file for Town of Little Rice Watershed & Road Maps)

5.11 Cultural & Historical Resources

There is archaeological evidence of American Indian settlement in two locations on public lands. These areas are regulated by State and Federal governments. The Town invokes coordination with regard to these and any additional archaeological evidence that may be discovered.

5.12 Objectives

5.12.1 Coordinate with public land managers to continue aggressive time management on public lands (County & State) that have been converted from the industrial ownership

5.12.2 Coordinate with public agencies to guide public land use to benefit residents of the Town that fund the support structure for the tourism base increases that the County and State benefit from.

5.13. Goal

The Town of Little Rice embraces the opportunity to give and receive meaningful input on a government-to-government basis.

6 ECONOMIC DEVELOPMENT

The economic base of the community serves as an important driver for current and future land use. Economic characteristics include such components as population trends, the size of the civilian labor force, comparative employment growth, unemployment rates, employment by industry, and commuting patterns.

Much of the data upon which this element of the plan is based are from the 2000 census and estimates of population and economic activity (where available) that have been made since. While some 1990 census data are available and may be historically interesting, the fluidity of population and economic trends in recent years renders most of them less useful for analytical and planning purposes.

6.1 Civilian Labor Force

The civilian labor force consists of those persons of age 16 and over which are currently employed or seeking employment, excluding persons in the armed forces. Shifts in the age and gender characteristics of residents, seasonal changes, and employment opportunities can all cause fluctuations in the number of persons in the labor force. Table 6-1 identifies the characteristics of the Town of Little Rice's labor force. The data are derived from the 2000 census and 2007 estimates (the most current data) where available.

Table 6-1
Labor Force Characteristics
Town of Little Rice
2000-2007

	2000				2007			
Age 16 And Over	In Labor Force		Not in Labor Force	Age 16 And Over	In Labor Force		Not In Labor Force	
	Employed	Unemployed		Total	Employed	Unemployed		Total
No. of Males	90	-	80	170	N/A	N/A	N/A	N/A
% of Males	52.9	-	47.1	100	N/A	N/A	N/A	N/A
No. of Females	62	-	39	101	N/A	N/A	N/A	N/A
% of Females	61.4	-	38.6	100	N/A	N/A	N/A	N/A
Total	152	-	119	271	N/A	N/A	N/A	N/A
% of Total	56.1	-	43.9	100	N/A	N/A	N/A	N/A

6.2 Employment by Industry

The employment by industry within an area helps to illustrate the structure of the economy. Historically the state of Wisconsin has had high concentrations of employment in the manufacturing

sector of the economy. Recent trends show a decrease in the concentration of employment in manufacturing, and increasing levels of employment in the service industry. In contrast, the Town of Little Rice does not seem to follow that trend.

Table 6-2 provides data on the employment distribution by industry for the Town of Little Rice for 2000. The highest employment in 2000 was in the manufacturing sector (28.95% of the workers), followed by education, health, and social services (14.47%). For the purposes of this report, differentiation between durable and non-durable goods manufacturing are not included.

While many communities in Oneida County have an economic base that depends largely on tourism and natural-resource-based businesses, that same model cannot necessarily be applied to the Town of Little Rice. As can be seen in Table 6-2, the 2000 census figures show that well over 40% of the Town's work force was employed in manufacturing (some of which is natural resource based) and in education, health and social services in the neighboring communities of Rhinelander, Tomahawk, Prentice, and other areas where manufacturing occurs and where schools and medical facilities are located. An analysis of employment by industry and commuting patterns shows the Town's reliance on the economic health of other communities.

Table 6-2
Employment by Industry Town of Little Rice
2000-2007

		2000		2007
Industry	Count	Percent	Count	Percent
Agriculture, Forestry, Fishing, Hunting, Mining	8	5.26	N/A	N/A
Construction	16	10.53	N/A	N/A
Manufacturing	44	28.95	N/A	N/A
Wholesale trade	-	-	N/A	N/A
Retail Trade	11	7.24	N/A	N/A
Transportation, Warehousing, Utilities	7	4.60	N/A	N/A
Information	-	-	N/A	N/A
Finance, Insurance, Real Estate, Rental, Leasing	6	3.95	N/A	N/A
Professional, scientific, management, administration and waste management services	7	4.60	N/A	N/A
Education, Health and Social Services	22	14.47	N/A	N/A
Arts, Entertainment, Recreation, Accommodation and Food Services	16	10.53	N/A	N/A
Other Services (Except Public Administration)	10	6.58	N/A	N/A
Public Administration	5	3.29	N/A	N/A
Total	152	100	N/A	N/A

6.3 Employment by Occupation

Table 6-3 illustrates the diversity of the Town's workforce. The 2000 census showed the two largest segments of the workforce to be Management, Professional and Related Positions, and Production, Transportation and Material Moving, each category with 36 people (23.68%) employed in those

professions while those engaged in farming, fishing, and forestry represent only a little over 5% of the workforce.

Table 6-3
Employment by Occupation
Town of Little Rice
2000-2007

		2000		2007
Occupation	Number	Percent	Number	Percent
Management, Professional and Related	36	23.68	N/A	N/A
Service	23	15.13	N/A	N/A
Sales and Office	29	19.08	N/A	N/A
Farming, Fishing, and Forestry	8	5.26	N/A	N/A
Construction, Extraction, and Maintenance	20	13.16	N/A	N/A
Production, Transportation, Material Moving	36	23.68	N/A	N/A
Total	152	100.00	N/A	N/A

6.4 Comparative Unemployment Rates

There are no data showing unemployment rates for the Town, however Table 6-4 does show the unemployment rates for the U.S. and for Wisconsin from 2001 through 2008 as well as the unemployment rates for Oneida County from 2003 through 2007 which generally run a little over a point higher than the state as a whole. Given that many Town residents depend on the manufacturing sector for employment, as shown in section 6.2, Employment by Industry, in section 6.3, Employment by Occupation, and the general decline of manufacturing in the state as a whole in the past several years, it may reasonably be assumed that unemployment rates for the Town will closely reflect that of the county relative to the state and national rates.

Table 6-4
Unemployment Rate Comparison
U.S., Wisconsin, and Oneida County
2001-2008

	2001	2002	2003	2004	2005	2006	2007	2008
U.S.	4.7%	5.8%	6.0%	5.5%	5.1%	4.6%	4.6%	5.8%
WI	4.4%	5.3%	5.6%	5.0%	4.8%	4.7%	4.7%	4.7%
Oneida	N/A	N/A	7.0 %	6.1%	5.9%	5.8%	6.0%	N/A

6.5 Commuting Patterns

Table 6-5 shows commuting habits and patterns for the Town's workforce. The data clearly show the Town's need for a system of well maintained roads as well as its dependence on other communities for employment opportunities. Of particular note is that only one county highway (County Y) services the Town.

Table 6-5
Commuting Pattern
Town of Little Rice
2000

Conveyance	Number	Percent
Car, Truck, Van, Drive Alone	118	78.7
Car, Truck, Van, Carpooled	18	12.0
Public Transportation	-	-
Walked	9	6.0
Worked at Home	5	3.3
Total	150	100.0
Mean Travel Time (Minutes)	25.8	

6.6 Current Business Environment

At the time of this report, there are eight businesses in the Town although there may be cottage industries of which the Town is unaware. These businesses are typical of the Northwoods with five engaged in the hospitality industry (food, drink and lodging,) two in taxidermy and one in producing wood products such as fireplace mantels, bar counters and table tops. While individually these businesses do not account for a large number of workers, in aggregate they employ approximately 13% of the Town's work force. Those businesses engaged in the hospitality industry are, for the most part, located on snowmobile and ATV trails and, as such, are reliant on the tourism those trails bring into the area. As of this writing, there are two liquor licenses that are not being used – one for serving alcohol, the other, for the sale of packaged goods only.

6.7 Labor Force Training

The Town recognizes that in an era of changing technologies, it is important that the labor force be adequately trained to meet those challenges. The Town of Little Rice lies in close proximity to two campus locations of Nicolet Area Technical College: the main campus at Rhinelander and a satellite campus in Minocqua. The college provides training to the local labor force to prepare for jobs in emerging technologies as well as training for local health care professionals, fire fighters, and emergency medical technicians (EMTs). This is evidenced by the number of the 1253 students (2007 fall semester enrollment) that are part time (53%) and are age 25 or older (46%.) Many of the programs offered are designed specifically to train students to quickly enter the job market, both in terms of subject matter and in the types of degrees and certificates offered, although statistics on the number of students who actually enter the local economy are not readily available. Table 6-6 shows first year student enrollment by subject and degree/certificate for the 2007 fall semester.

Table 6-6
2007 Fall Semester Enrollment
By Program Category
Nicolet Area Technical College

Data shown are for first year majors. (-) Program is not offered at this award level.

Program	<1 year Certificate	1 to <2 year Certificate	Associate Degree	2 to <4 year Certificate
Business, management, marketing and related support services	26	8	46	-
Computer and information sciences and support services	1	-	3	-
Construction trades	-	-	-	4
Education	-	-	5	-
Engineering technologies/technicians	-	-	8	
Family and consumer sciences/ Human sciences	28	-	-	-
Health professionals and related clinical sciences	194	40	23	-
Liberal arts and sciences, general Studies and humanities	-	-	27	-
Mechanic and repair technologies/technicians	-	7	-	0
Multi/interdisciplinary studies	-	-	0	-
Personal and culinary services	11	6	6	0
Precision Production	-	9	-	-
Security and protective services	-	-	14	-
Visual and performing arts	-	-	4	-
Grand Total	260	70	136	4

As can be seen in table 6-7, the real estate tax burden to support the college in 2007 was the second lowest percentage levied at 8.66% of the total.

Table 6-7
Real Estate Tax Distribution
by Taxing Entity

2007 Real Estate Tax Distribution	State of Wisconsin	Oneida County	Town of Little Rice	Tomahawk School District	Nicolet Technical College	Total
Percent	1.397362135	17.45386	20.7197553	51.7634662	8.665561	100.00

6.8

**Inco
me**

Characteristics

Tables 6-8 and 6-9 compare the level of household incomes, according to the 2000 census, to that of the county and state and the distribution of that income by household. In 2000 the median household income for the Town was greater than the median household income for Oneida County but less than that of the state. Interestingly, the 2000 census shows the Town's median household income to have been almost exactly between that of the county and that of the state. Household income distribution closely follows the classic Bell curve with the majority of households grouped in the middle of the curve and fewer households at either end. As might be expected of a rural community, there were more households at the lower end of the income spectrum than at the higher.

Table 6-8
Median Annual Household Income
Town of Little Rice, Oneida County & Wisconsin
2000 and 2007

	Little Rice	Oneida County	Wisconsin
2000	\$40,750	\$37,619	\$43,791
2007	\$ N/A	\$44,644	\$50,567

Table 6-9
Household Income Distribution
Town of Little Rice
2000

Household Income	Number	Percent
Less than \$10,000	9	6.52
\$10,000 to \$14,999	7	5.07
\$15,000 to \$24,999	22	15.94
\$25,000 to \$34,999	20	14.49
\$35,000 to \$49,999	35	25.36
\$50,000 to \$74,999	28	20.29
\$75,000 to \$99,999	10	7.25
\$100,000 to \$149,999	2	1.45
\$150,000 to \$199,999	3	2.17
\$200,000 or more	2	1.45
	138	100.00
Median Household Income	\$40,750	

6.10 Population Trends

Table 6-10 shows the population growth from the censuses of 1990 and 2000 and estimates through 2008, the last year for which data are available. While the state and county have experienced population growth from the 1990 census, the county has, in fact, experienced negative growth from the 2000 census with that trend continuing into recent years. Conversely, the Town has experienced phenomenal growth since 1990 and an overall impressive growth since the 2000 census. Only in 2008 did the population decline and that by a small number. The increase in population brings more tax revenues into the Town's coffers but also places more pressure on the Town to provide road maintenance, fire protection, and other services. As more commercial forest land is made available to the residential market, this trend seems likely to continue.

**Table 6-10 Population Trends
1990 & 2000 Census & 2001-2008**

Year	1990	2000	2001	2002	2003	2004	2005	2006	2007	2008
State	4,891,769	5,363,675	5,408,061	5,444,638	5,474,360	5,508,789	5,538,806	5,568,505	5,598,893	5,627,967
% +/- from prev.		9.6469	0.8275	0.6763	0.5459	0.6289	0.5449	0.5362	0.5457	0.5193
% +/- from 2000										4.9274
% +/- from 1990										15.0497
Oneida County	31,697	36,776	36,896	36,816	37,076	36,820	36,637	36,368	36,163	36,031
% +/- from prev.		16.0236	.3263	-0.2168	0.7062	-0.6905	-0.4970	-0.7342	-0.5637	-0.3650
% +/- from 2000										-2.0258
% +/- from 1990										13.6732
Little Rice	196	314	326	334	344	347	352	355	356	353
% +/- from prev.		60.2041	3.8217	2.4540	2.9940	0.8721	1.4409	0.8523	0.2817	-0.8427
% +/- from 2000										12.42038
% +/- from 1990										80.1020

6.11 Seasonal Residents

The rural nature of the Town with its forests – both public and private – the lakes, rivers and streams, and the recreational opportunities these, along with the snowmobile and ATV trail systems provide, are inviting for many people who live outside the Town to build seasonal and recreational homes. The Town acknowledges its dependence on both the real estate taxes paid by seasonal residents and the discretionary income they contribute to the local hospitality industry.

6.12 Retirement Sector

Just as the rural nature of the Town is inviting for non-residents to build recreational homes here, as described in section 6.11, so too does it provide an attractive environment to which to retire. As Table 6-1 shows, the 2000 census indicated that 43% of the Town's population was not in the work force and in a previous section, showed that 28% are age 60 and over. While there are no data available that provide a more recent estimate of the Town's age distribution, it is believed that that trend continues as many who owned recreational homes in the Town at the time of the 2000 census have since retired and have taken permanent residency here. Table 6-11 shows the source of income for Town households at the time of the 2000 census. The mean retirement and social security income combined were equal to 45 % of the mean earned income and demonstrate the impact that retirees have on the Town's economic well-being.

Table 6-11
Income Source
Town of Little Rice
2000

Source Number Percent Mean Source Income			
Income Source	Number	Percent of Households (138)	Mean Source Amount
With Earnings Income	96	69.6	\$49,460
With Social Security Income	57	41.2	\$12,553
With Supplemental Security Income	2	1.4	\$6,000
With Public Assistance Income	-	-	-
With Retirement Income	54	39.1	\$9,895
Total Households Reporting	138		

Source: U.S. Census Bureau, Census 2000 Note: The percentages may exceed 100% because some of the households may have 2 or more sources of income or no reportable income.

6.13 Economic Development Objectives

6.13.1 Future Opportunities

The Town recognizes that future jobs will depend to a large extent on emerging technologies. The national goal of energy independence provides opportunities to the forest industry to supply raw materials for wood-based energy products including gasohol, wood pellets and the like. With forests comprising a large percentage of the Town area, the Town believes that encouraging “best management practices” for the exploitation and development of county and private commercial forestland can both benefit the economy of the Town and maintain its rural character. Additionally, the advent of the Internet provides opportunities for information based jobs and telecommuting that did not exist in 2000. The Town believes that establishing high-speed Internet connectivity can greatly increase the opportunities for a cottage industry built around that technology while minimally impacting the character of the Town.

6.13.2 Meeting the Challenge

As new technologies emerge and more traditional, legacy industries in the area come under increasing pressure, maintaining a skilled work force to compete effectively in the job market becomes paramount. The Town recognizes the role that Nicolet Area College can play in training the Town’s labor force to participate in a technology based economy. Also, as more retirees move to the area, health care takes on added importance. Nicolet Area College has implemented programs to train health care workers, emergency medical technicians (EMTs) and fire fighters that help protect the health and welfare of the Town’s population.

6.13.3 The Impact of Other Governmental Entities

As of this writing, the Town is aware of meetings at the County level regarding zoning for exploratory “readings” to determine the presence of metallic resources at a site in the Town of Lynne that, if approved, could impact the quality of ground water for the Town and the health of its residents who rely on that ground water. Any negative impact on ground water would seriously affect the economic base of the Town by drastically eroding real estate values and taxes that the Town might collect to provide services to residents as well as the businesses that lie within the boundaries of the Town. Also, the businesses themselves could lose substantial value making any subsequent sale of those businesses difficult if not impossible resulting in further erosion of the tax base. Additionally, any extraction and processing of metallic resources could also impact Town roads without returning any value to the Town. The Town, therefore, anticipates coordinating with the Town of Lynne, with Oneida County, with the State Department of Natural Resources, and with the Federal Environmental Protection Agency to insure that before any permit is granted, either for the exploration for or the extraction of metallic resources, the best scientific information available can insure that activities at that site, or any other site contiguous with the Town, will not detrimentally impact ground water quality and safety, the quality, safety and maintenance of Town roads, or the value of private property and quality of life within the Town.

Also of concern is any legislation at the federal or state level that would redefine lake bottoms, high-water marks, or navigable waters that would render existing structures or vacant parcels of land zoned for residential construction, compliant at the time of construction or sale, unusable for that purpose. Not only could any such legislation have the potential to deprive landowners and residents of their investment if such legislation did not account for continued future habitation, but it would also adversely affect the tax base of the Town.

6.13.4 Maintaining Present Resources

Water front property around Lake Killarney accounts for a substantial share of the real estate taxes collected by the Town and emphasizes the importance of the Lake Killarney dam. Not only are the taxes which result from the value of lakefront property vital to the Town, but recreational opportunities offered by the lake itself help draw sportsmen and women to the area who, through their discretionary spending, provide an important source of revenue for the Town’s hospitality industry.

There are other flowages and by extension, the dams that create them, on which the Town is dependent for its economic wellbeing. Willow Flowage, which is created by the dam on the Tomahawk River, attracts sports men and women from across the state and upper Midwest who often frequent the businesses along its shores or that lie in close proximity. Residences have also been built along the shores and provide important tax revenues to the Town’s coffers. Additionally, the bridge that traverses the dam is essential for emergency vehicles dispatched from the Town’s Fire Station to service its northern regions.

The northern end of Rice Flowage/Lake Nokomis the dam for which is under the control of the Wisconsin Valley Authority, lies at the southern end of the Town and provides lake front homes for many of the Town’s residents as well as another business that is a part of the Town’s

hospitality industry. As with Lake Killarney and Willow Flowage, taxes on real estate there are an important source of revenue for the Town. Fluctuating water levels adversely affect access to these bodies of water and can impact the value of properties, residential and commercial, located along their shores.

Sixty-two percent of the land within the boundaries of the Town is owned by the Federal Government, the State of Wisconsin or Oneida County. Resources taken from that land, such as the harvesting of trees and the mining of sand and gravel results in payments in lieu of taxes (PILT) to the Town from the governmental entity that holds title to the land and the Town anticipates ongoing coordination with those entities to continue the practice. Also, the Town holds the position that any land now on its tax rolls that might be sold to other governmental entities or conservancy organizations should also be subject to PILT payments to offset any reduction in the tax base.

6.13.5 Agricultural Industry Challenges

While, historically, farming was a large part of the Town's economic base that activity is largely absent today with the exception of one or two tree farms. It is understood that farming, in fact, was largely in response to the clear-cutting of old-growth forests that occurred in the late 19th and early 20th centuries and the subsequent collapse of the logging industry. With sand representing a large portion of the Town's soil resources, farming opportunities are generally limited to forestry, certain truck farming such as potatoes, and crops that are indigenous to the area: e.g. blueberries, cranberries and the like. And while global climate change may impact the forestry industry, particularly in the species of trees that may be affected, except for such crops, as noted above, farming is not necessarily a viable alternative. Climate change, whether it occurs or not, will affect neither the length of day nor the soil content.

6.13.6 Recreational and Tourism Industry

ATV and snowmobile enthusiasts bring business to the Town's hospitality industry. However, as population continues to trend upwards, increased traffic, both vehicular and pedestrian, on Town roads can present their own special challenges where ATV trails traverse these roads. This situation should be monitored and, where appropriate, speed limits for ATVs imposed and enforced or, alternatively, trails rerouted off Town roads.

6.14 Goal

The Town of Little Rice embraces the opportunity to give and receive meaningful input on a government-to-government basis.

7. INTERGOVERNMENTAL COOPERATION

Intergovernmental Coordination is a key component of Intergovernmental Cooperation. The Town of Little Rice adopted Coordination at the annual meeting of its electors in April, 2009. The Town looks forward to working with other units of government and their agencies in a coordinated manner to negotiate issues on an equal, not subordinate basis.

Intergovernmental coordination is an effective means of working with other units of government to retain local control. By invoking coordination the Town of Little Rice is better able to protect and promote the health, safety and prosperity of its residents.

7.1 Governmental Relationships

7.1.1 Neighboring Towns

Cassian, Oneida County
Hazelburst, Oneida County
Lynne, Oneida County
Minocqua, Oneida County
Nokomis, Oneida County
Bradley, Lincoln County
Somo, Lincoln County
Wilson, Lincoln County

The Town of Little Rice has entered into a Mutual Aid Box Alarm System(MABAS) agreement as of February 12, 2008. The primary purpose of MABAS is to coordinate the effective and efficient provision of mutual aid during emergencies, natural disasters and man-made catastrophes.

7.1.2 County Government

Little Rice borders Lincoln County specifically the Towns of Bradley, Somo and Wilson. Being part of Oneida County, the Town receives a variety of services from county agencies. The primary services are emergency services, sheriffs patrol, and road funding and maintenance. Oneida County has significant land holdings in the Town. Use of County forestland, including logging operations use of roads, mining and recreational vehicle access has numerous impacts on the Town. These issues arising from these uses will continue to be addressed on a case-by-case basis.

7.1.3 Regional Government Agencies

North Central Wisconsin Regional Planning Commission (NCWRPC) was formed under Section 60.0309 of Wisconsin State Statutes. The Town of Little Rice will coordinate with NCWRPC on an advisory basis.

7.1.4 School Districts and Educational Institutions

Tomahawk K-12
Nicolet Area Technical College
UW System

7.1.5 Indian Tribes

Indian tribes are given certain rights under Federal law unique to them including wildlife and timber harvesting. The Town requires coordination from Indian tribes who seek to utilize natural resources in the Town as recognized in the Federal Land Policy Management Act.

7.1.6 Wisconsin State Agencies

These agencies affect the Town in many ways, the most visible being the Department of Natural Resources and the Department of Transportation.

7.1.7 U.S. Government

Federal funding flows to the Town through a variety of programs, including but not limited to, the Clean Water Act, the Clean Air Act, education, and transportation. The Town will coordinate with federal agencies in a manner respecting the ideals of federalism.

7.2 Existing or Potential Conflicts

7.2.1 NR115

The State of Wisconsin has offered rule revisions to the Statewide Minimum Shoreland Zoning Standards (NR115) in unincorporated communities, without coordinating with the Town of Little Rice. The Town has not received a copy of the proposed revisions to NR115. Concerns affecting the health, safety and prosperity of the Town's residents have not been addressed.

7.2.2 State Land Purchases

The Town invokes coordination requiring early notice of potential purchases of land within the Town's jurisdiction using public resources.

7.2.3 Regulatory Takings

The Town invokes coordination for any agency representing any unit of government when seeking to limit cultural and historical property use via regulation.

7.2.4 Mining

The Town invokes coordination for any agency of any unit of government issuing permits for mining purposes affecting the Town.

7.2.5 Endangered and Threatened Species

The Town requires peer reviewed scientific data as outlined in the Federal Data Quality Act when considering regulations affecting Endangered and Threatened Species in the Town. The Town is very concerned about Federal and State wildlife management, policies, and regulations.

7.2.6 Wood Burning Stoves

On issues which affect its resident Health and Safety such as wood burning stoves, the Town requires the County to coordinate any statutory changes.

7.2.7 Access to Public Land

The State of Wisconsin did not coordinate with Town residents when creating the Master Plan for the Willow Flowage lands. The Town of Little Rice invokes coordination to receive early notification for any changes in the Willow Flowage Master Plan.

7.2.8 Open Enrollment

The system of open enrollment for K-12 students should be reviewed by the State of Wisconsin. Under current state law open-enrolled students may not be bussed from their homes. Transportation of open-enrolled students should be allowed for consideration by host schools. For example, children on the north end of the Town are much closer to the M-H-LT school district than the Tomahawk Schools complex.

7.2.9 Unfunded mandates

These mandates add to the cost of local government.

7.3 Objectives

- 7.3.1** The Town of Little Rice seeks to coordinate with all units of government who are making decisions that affect Town residents. Receiving early notice via coordination allows the Town to make informed decisions about other governmental proposals.

7.4 Goal

The Town of Little Rice embraces the opportunity to give and receive meaningful input on a government-to-government basis.

8 LAND USE

This chapter provides a compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. It also lists existing land uses in the Town.

8.1 Existing Land Use Inventory

Current land use activity (See Existing Land Use Inventory maps) in the Town can be characterized as very rural woodlands and forest. Residential development is concentrated along the lakeshores and transportation corridors. There are extensive forested tracts with virtually no development that consist of some areas of evergreen forests; a large pocket of deciduous forest; and mixed forest land including forested wetlands.

Table 8-1 identifies the current breakdown of land-use types within the Town. The majority of the land within the Town's jurisdiction is publicly owned at about 27,240 acres or 62.5%. Water accounts for 8,032 acres or 18.43% of the total area. Forest land use type is 3,325 acres or about 7.63%. At 1,199 acres, residential land takes up only about 2.75% of the Town's area. Undeveloped and unidentified land uses combined account for about 3,714 acres or more than 8.5% of the total area.

**Table 8-1
Existing Land Use
Town of Little Rice**

Land Use	Acres	Percent
* Residential	1,199	2.75
* Commercial	74	.17
* Undeveloped	907	2.08
* Forest	3,325	7.63
~Water (Approximate)	8,032	18.43
~Publicly Owned	27,240	62.50
~Other	2,807	6.44
Total (Approximate)	43584	100.00

* Source, Wisconsin State Department Of Revenue, 2008

~ Source, Approximations based on WDOR, WDNR, and other sources

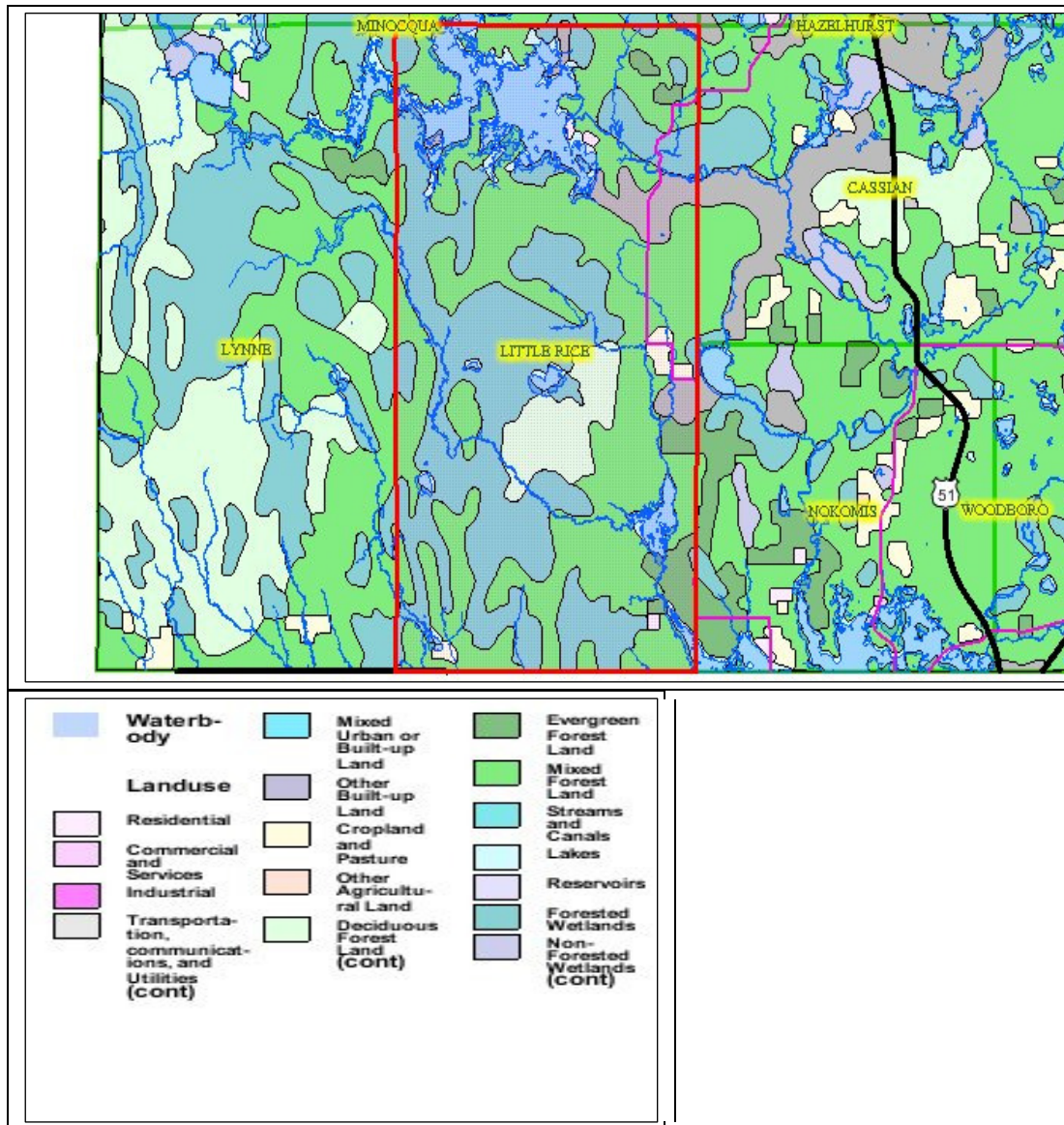
8.2 Analysis of Trends

8.2.1 Land Supply

As shown by the existing land use inventory maps on the following pages, the majority of the Town is "undeveloped" forest land, however, the supply of land "available" for development is constrained by extensive state and county land holdings as well as the fact that much of the land within the Town is wetlands. There is some private land available and subdivision of private industrial forestland is possible but does present a concern as the Town attempts to maintain a balance between its rural character and its tax base. The Town believes that land swapping, that is, the exchange of state or county owned developable land for privately owned land less

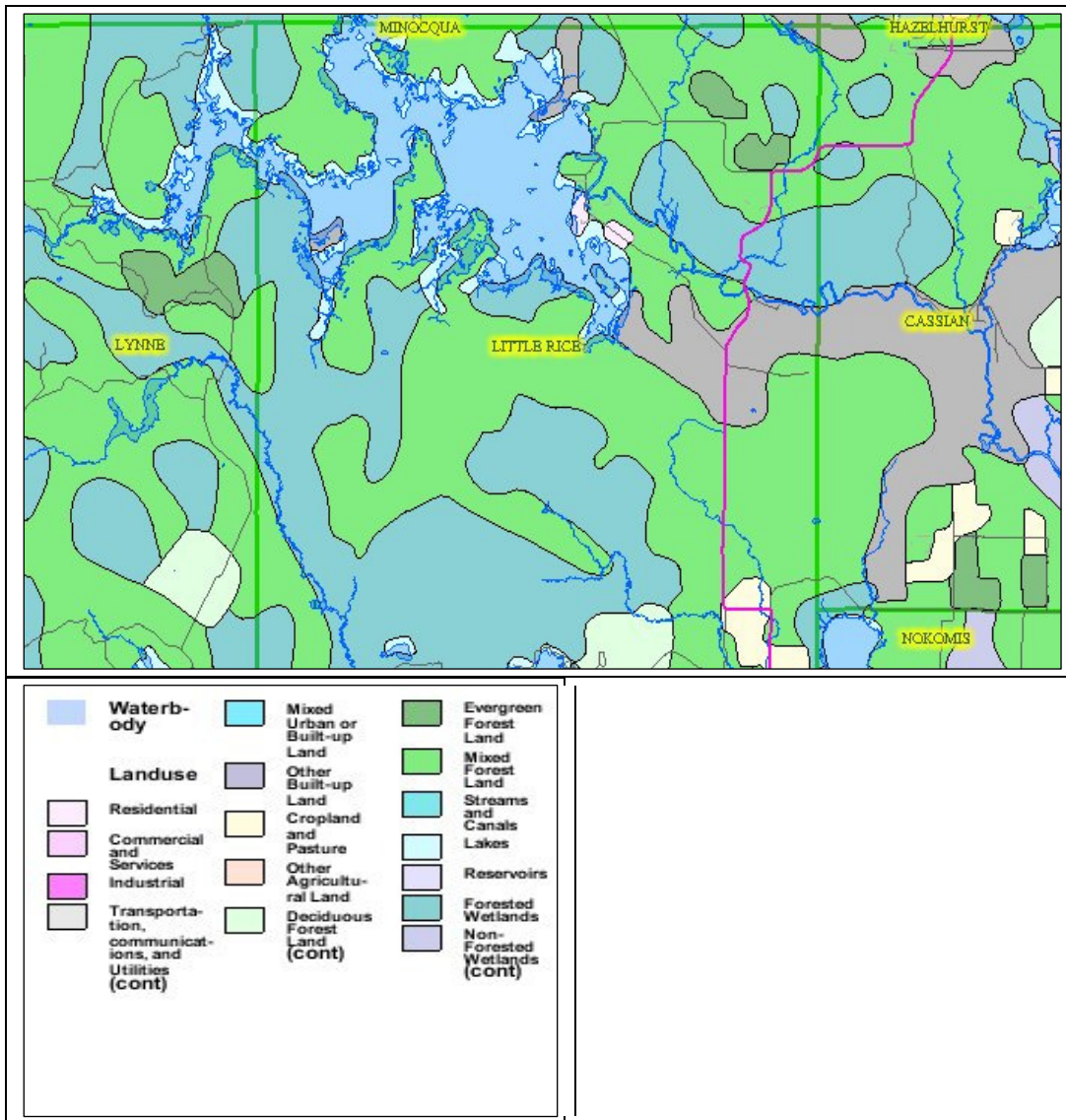
suitable for development, is a possibility and a reasonable objective in order to maintain the Town's tax base. However, it is expected that most of this land will remain undeveloped.

Town of Little Rice (Full Town) Existing Land Use Inventory



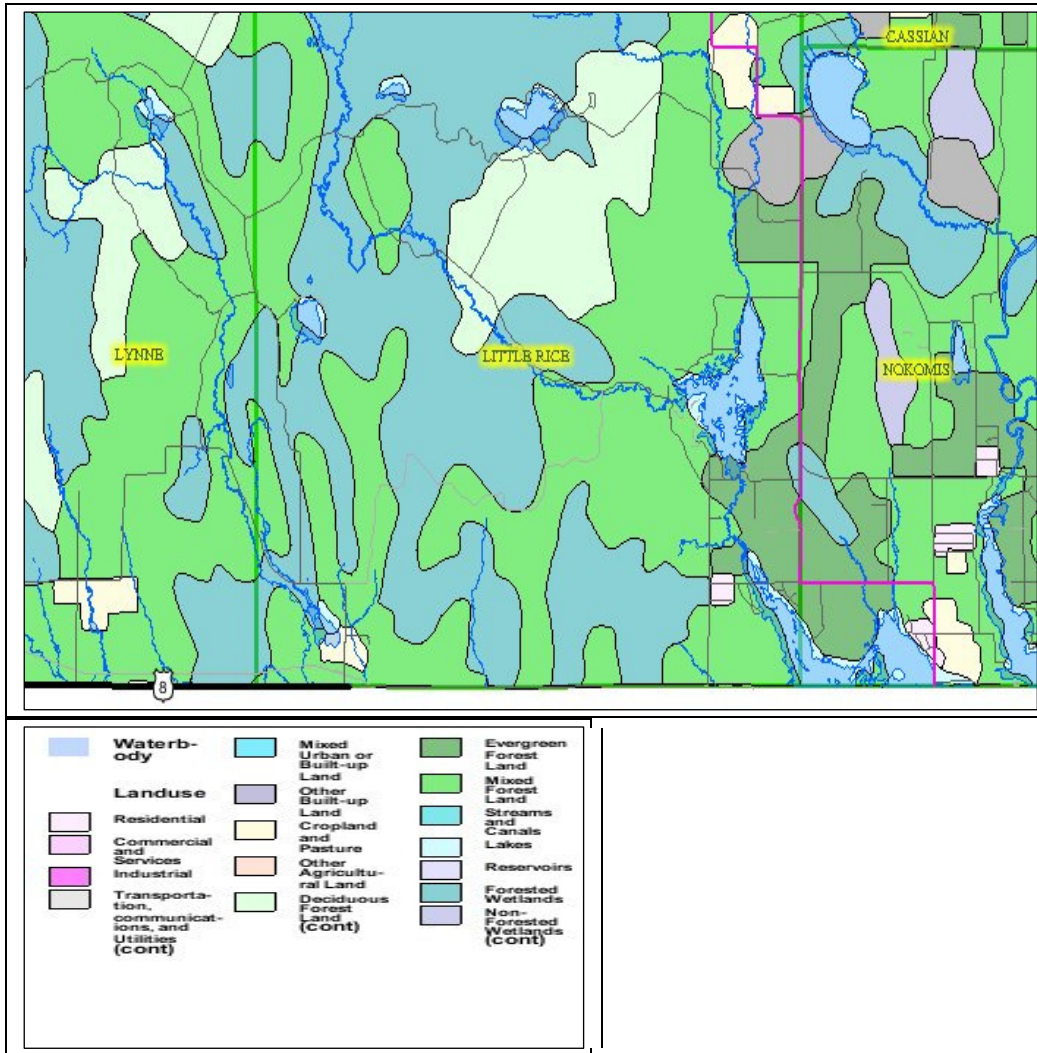
DISCLAIMER: All information is believed accurate but is NOT guaranteed to be without error. This map and its underlying data are intended to be used as a general index to land related information and are not intended for detailed, site-specific analysis. Source: Oneida County GIS Mapping.

Town of Little Rice (Northern Half) Existing Land Use Inventory



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Town of Little Rice (Southern Half) Existing Land Use Inventory



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8.2.2 Land Demand

8.2.2.1 Residential

The Town's population increased from 314 in the 2000 Census to an estimated 353 in 2008, a 12.4% increase. During roughly that same period, 10 to 15 new housing units were added. As more forestland is sold for residential development, it is reasonable to assume that over the next 10 year period, population and residential property will increase by similar numbers.

8.2.2.2 Industrial, Commercial and Agricultural

Industrial use within the Town is primarily non-metallic mining which, by its nature, expands over time, and new pits will open as existing pits are closed. In addition, the Town expects most heavy industrial use to locate in industrial parks outside of the Town. As a result the overall industrial land demand is expected to remain fairly low. Commercial development is subject to market forces and difficult to predict. New commercial enterprises have appeared sporadically within the Town over time. Since it is the Town's intention to remain open to the cultivation of crops that are suitable to the area, some forest land may be converted to agricultural land within the planning period although there are no current plans to do so.

8.2.3 Land Value

An indication of the price of land is the overall equalized assessed valuation in the Town, which has increased 95.65 percent over the last six years; however, not all categories of land increased equally. Table 8-2 shows that residential property values increased by 105.84 percent, while commercial property increased by only 20.63 percent. The table also shows the Town's dependence on residential property as a tax base. In 2008, the last year for which data are available, residential property represented over 88% of the Town's assessed valuation. There are discrepancies between Table 8-2 and assessment figures elsewhere in this report but the committee believes that those discrepancies are due to the application of the statewide equalizer by the Wisconsin Department of Revenue, the source for the data below.

TABLE 8-2
Town of Little Rice Equalized Property Values

				2008
Type of Property	2002	2008	% Change	% Total
1 Residential	30,607,800	63,004,800	105.84	88.033
2 Commercial	1,799,000	2,170,100	20.63	3.032
3 Manufacturing	-	-	-	-
4 Agriculture	-	-	-	-
5 Undeveloped	546,800	608,800	11.34	0.851
5M Ag Forest	-	-	-	-
6 Forest	3,626,700	5,786,100	59.54	8.084
7 Other	-	-	-	-
Totals	36,580,300	71,569,600	95.65	100.000

Source: WI DOR, 2002 & 2008

8.2.4 Opportunities for Redevelopment

Please refer also to Chapter 6, Economic Development, for more details.

Quarries have a built-in redevelopment mechanism via reclamation regulations. Most existing quarries within the Town have a number of years of life left. Reclamation to a useable state is required by law upon closure of any quarry.

8.2.5 Existing and Potential Land Use Conflicts

An area of concern is the clear cutting of larger forested tracts for timber or pulpwood, and the subsequent sale and development of these and other large parcels for residential lots. Other current concerns of the Town include the potential placement of communication towers that balance the need for economic development versus maintaining its rural character. Although the Town is open to agricultural development, it does not anticipate serious conflicts with residential development due to the types of land on which any such development may occur. Also, an increase in the level of non-metallic quarrying has the potential for conflict and the Town will monitor its impact on residential development, forestry activities, the transportation system, and ground water resources.

8.3 Land Use Programs

A number of different programs directly and indirectly affect land use within the Town, including the Statewide Minimum Shoreland Zoning Standards, commonly referred to as “NR115”, County General and Shoreland Zoning ordinances, and the County Subdivision and Platting Ordinance, and others.

8.4 Future Land Use Plan

The Town anticipates coordinating with the Federal Environmental Protection Agency, the State of Wisconsin, Oneida County, Towns contiguous with its boundaries, and all other elected units of government, to guide future land use and development using the existing County Zoning Map. The Town expects to amend the Land Use Plan map to represent the long-term land use recommendations for all lands in the Town. The map is meant to be advisory and will not have the authority of zoning. It is intended to reflect community desires and serve as a guide for local officials to coordinate future development of the Town. At this time, the Town expects to use seven common Land Use Map Classifications, each representing different land uses that are described below. The goal is to produce a generalized land use plan map to guide the Town's growth.

8.4.1 Land Use Map Classifications

Land use classifications are groups of land uses that are compatible and separate conflicting uses. The classifications are not zoning districts and do not have the authority of zoning, but are intended for use as a guide when making land use and zoning decisions.

8.4.1.1 Residential

Identifies areas of residential development that typically consist of smaller lot sizes. There is no land currently with this zoning classification within the town.

8.4.1.2 Rural Residential

Identifies areas of less dense residential development that consist of larger minimum lot sizes than the residential category. These areas also provide a good transition from more dense development to the rural countryside. There is no land currently with this zoning classification within the Town.

8.4.1.3 Residential and Farming

Intended to allow continued operation of existing farming and non-metallic mining operations while maintaining a largely rural atmosphere with single-family housing or other low density development.

8.4.1.4 Commercial.

Identifies areas that sell goods or services to the general public, e.g. stores and resorts.

8.4.1.5 Industrial.

There is no land currently with this zoning classification.

8.4.1.6 Forestry.

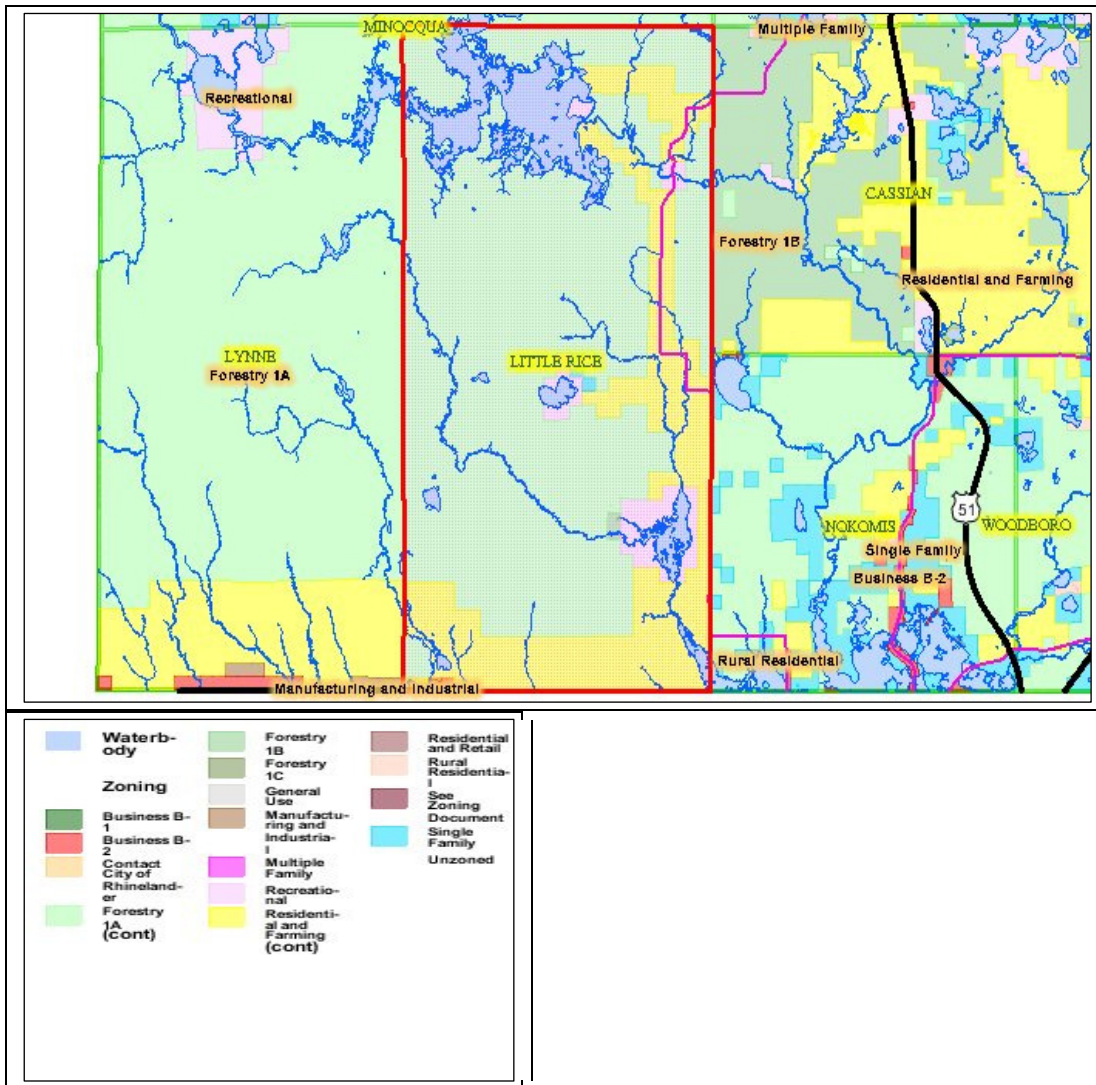
Identifies areas of large woodlands.

8.4.1.7 Wetlands.

Intended to protect environmentally sensitive areas to help prevent water pollution, protect fish and wildlife habitat, and to preserve shore land cover and natural beauty.

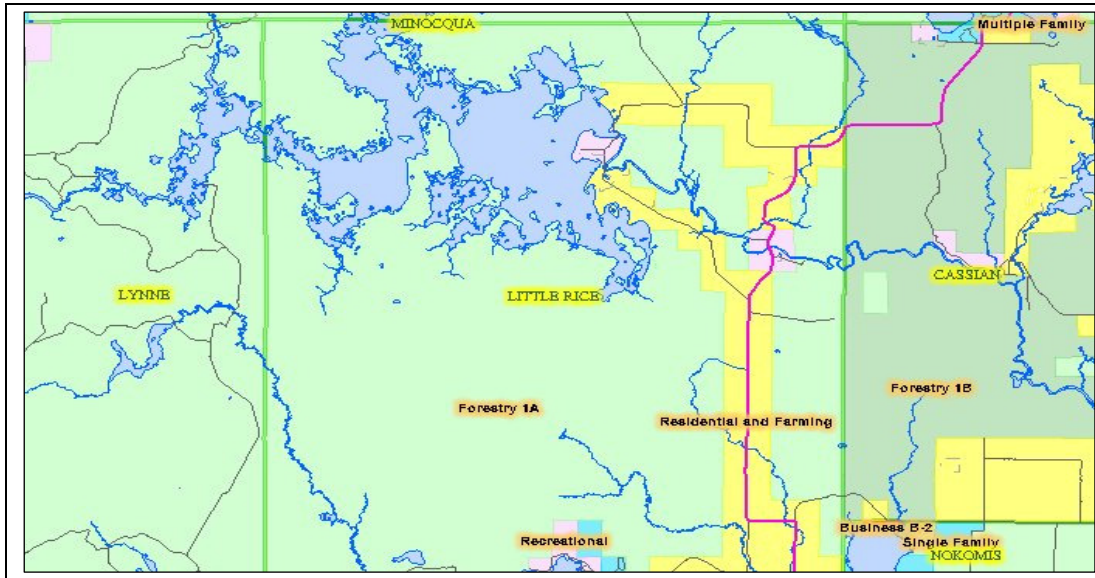
The maps on the following pages show the different development zones within the Town.

Town of Little Rice (Entire Town) Development Zones



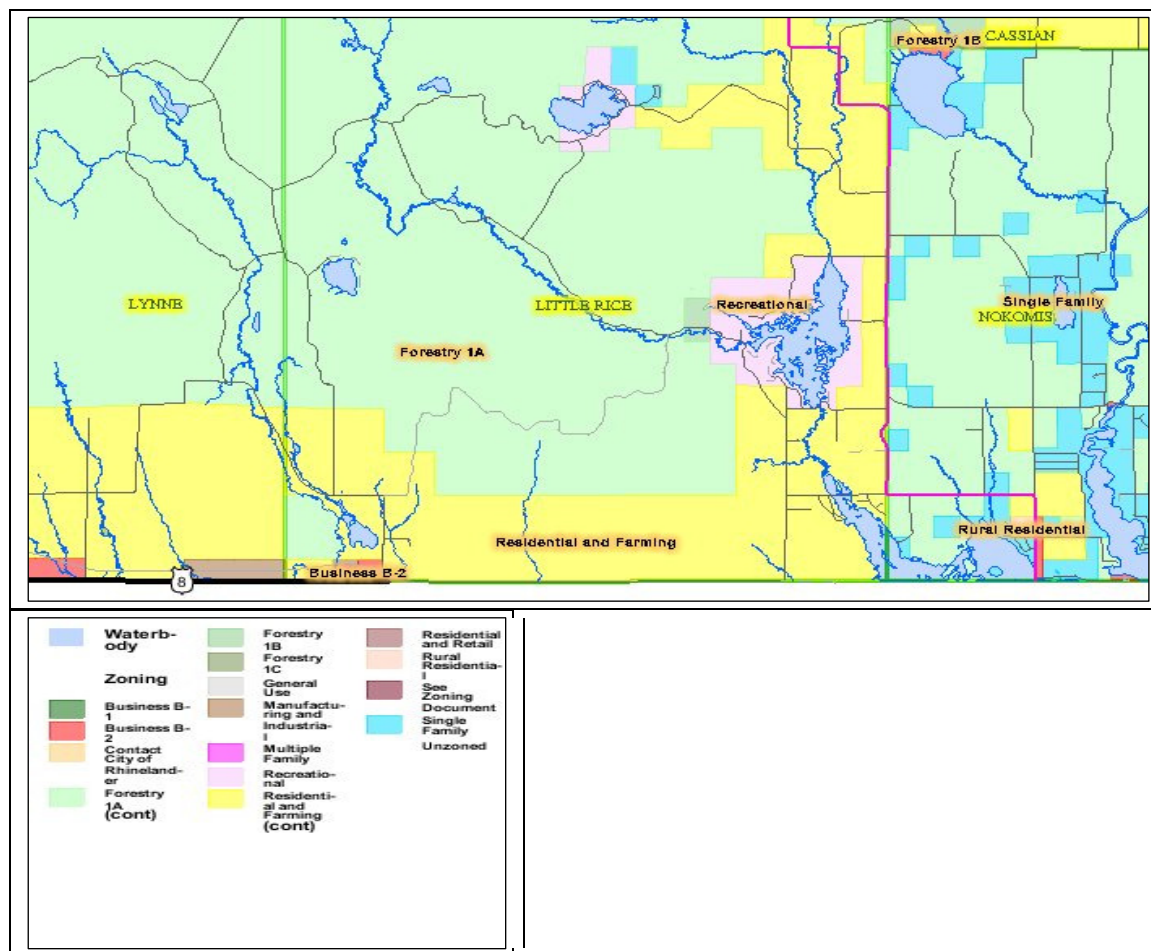
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Town of Little Rice (Northern Half) Development Zones



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Town of Little Rice (Southern Half) Development Zones



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8.5 Land Use Objectives and Policies

To address competing development concerns, a resource-based land management policy is proposed. This policy utilizes physical characteristics of the land to guide where development should occur. The following land use policy statement is a means of guiding future development within the Town towards an orderly and rational pattern.

8.5.1 Maintain orderly planned growth that promotes the health, safety, and prosperity of Town residents and makes efficient use of land and public services, facilities and tax dollars.

8.5.1.1 The Town will maintain a long-range Coordinated Plan that will serve as a guide for future land use decisions. New development will be permitted based on consideration of this Plan in

coordination with other Town, County, Regional, and State plans and ordinances.

- 8.5.1.2** Through the process of coordination, the Town will actively participate in zoning and subdivision review decisions at the County level which affect the Town. This includes zoning amendment and subdivision requests acted on by the County Planning and Zoning Committee as well as variance and conditional use requests acted on by the County Zoning Board of Adjustment. This plan and the coordination process will be cited as the basis for all such actions including "disapproval" of proposed zoning amendments under §59.69 Wisconsin Statutes.
- 8.5.1.3** All development proposals will be encouraged to maintain the character of the Town while retaining its recreational and economic integrity.
- 8.5.1.4** All industrial and commercial development proposals will be addressed on a case-by-case basis due to the highly variable nature of such uses.
- 8.5.2** Promote and regulate development that preserves the character of the Town and minimizes impact on groundwater resources.
 - 8.5.2.1** New development proposals will be subjected to these and other considerations: flood plain; groundwater contamination; highway access; compatibility with neighboring uses; the health and safety of the Town's residents; the impact on private property values and the tax base it provides.
 - 8.5.2.2** The Town will strive to ensure that once developed in a manner that conforms to existing rules and regulations at the time of its development, the property owner will continue to be able to use, make improvements upon, and to subsequently sell, that property for the purpose for which it was developed, consistent with the Town's responsibility for the health and safety of its residents.
 - 8.5.2.3** The Town will consider development that is appropriate to topography and need.
 - 8.5.2.4** The Town will encourage the preservation of productive forestland in the Town for long-term use and maintain forestry as an important economic activity and way-of-life as well as consider agricultural development where appropriate.
 - 8.5.2.5** The Town will consider proposals involving the keeping or raising of livestock or other animals, fish, and fowl on a case-by-case basis in relation to the potential impact on water quality and neighboring land uses, consistent with §93.90 Wisconsin Statute.

8.6 Goal

The Town of Little Rice embraces the opportunity to give and receive meaningful input on a government-to-government basis.

9. IMPLEMENTATION

This final element provides information regarding the implementation of the strategies outlined in the previous eight elements. Implementation takes the form of carrying out the objectives and reviewing the suggestions of each element. From time to time, the Town Plan Committee should review and amend the policies and objectives to insure consistency with demographic, economic, political, and environmental changes that occur.

While the Plan contains the strategy and direction, it is our intent that Town officials, local organizations, and town residents will actually make the plan happen.

The Town Board is empowered to utilize local ordinances and policies to accomplish these objectives; local organizations and non-profits may utilize the Plan in focusing their efforts; village residents may reference the Plan to see how it impacts their lives and property to take appropriate action.

Overall, the Town Board and the appointed Committee should refer to the Plan as a “guidebook” for decision-making and then make decisions from the standpoint of community impact balanced by the rights of the individual.

9.1 Recommended Implementation Schedule

The following schedule for implementation is recommended to achieve the objectives of the Plan. All items should be considered necessary to implement the goals of the Coordination Plan:

9.1.1 Adopt the coordination plan addressing all nine elements in Wisconsin planning law.

9.1.2 Network with nearby units of government to create mutually beneficial service agreements and coordinate future planning efforts.

9.1.2.1 Attempt to ease or reduce municipal cost by procuring services from another jurisdiction or outsourcing existing services. However, never release the powers given to the Town Board to review and amend the contracts.

9.1.2.2 Request plans and information to open and coordinate with nearby jurisdictions to receive legal notices.

9.1.3 Establish and maintain an official website for the Village and its activities.

9.1.4 Coordinate with local and area economic development organizations in applying for funding from local, state, and federal government entities.

9.1.5. Develop a Capital Improvements Plan to prioritize financial needs.

9.1.6. Review, amend, and administrate ordinance and policy regularly.

9.1.6.1 Create a mixed-use zoning district in the Plan .

9.1.6.2 Create a new official zoning map based upon the land use plan contained in the Plan.

9.1.7 Coordination is an evolving process. The Plan Committee shall review this Plan and prepare the mandated Ten-year Update, Progress Evaluation, and Integrated Plan Development that the Wisconsin Statutes require.

The Town believes that the “We the people” stated in the Preamble and the rest of the Constitution of the United States and The Wisconsin Constitution, refers to the rights of the Towns’ citizens. The hope is that future boards and commissions/committees will follow the will of the citizens in updating this plan.

At the time of review, implementation should be re-visited as well. The review should not only update the Plan, but also be used as a “measuring stick” of progress to see where the Town has been, where the Town is, and the vision for the future.

References

Lake Killarney, 1959-2009

Oneida County GIS Mapping

Oneida County Land Information Office

Town of Little Rice Resolution 01-2009

Town of Little Rice 2088 Assessment

Town of Sherman Comprehensive Plan

Town of Crescent Comprehensive Plan

Town of Hazelhurst Comprehensive Plan

Town of Cloverland Comprehensive Plan

Town of Nokomis Land Use Plan

Town of Lincoln Comprehensive Plan

North Central Wisconsin Regional Planning Commission Regional Comprehensive Plan

Wisconsin Statute – Chapters 1, 60 and 66

Wisconsin Department of Natural Resources

Wisconsin Department of Natural Resources, Wisconsin Land Legacy Report

Wisconsin Department of Administration

Wisconsin Department of Revenue

U. S. Census Bureau, Census 2000