

## TABLE OF CONTENTS

	<u>Page</u>
<b>ISSUES AND OPPORTUNITIES</b>	
1.1 INTRODUCTION .....	1-1
1.2 POPULATION CHARACTERISTICS .....	1-1
1.3 POPULATION PROJECTIONS .....	1-1
1.4 FACTORS AFFECTING POPULATION CHANGE.....	1-3
1.5 AGE DISTRIBUTION & DEMOGRAPHIC TRENDS .....	1-4
1.6 HOUSEHOLD CHARACTERISTICS & TRENDS .....	1-5
1.7 HOUSEHOLD PROJECTIONS.....	1-6
1.8 INCOME AND POVERTY STATISTICS.....	1-6
1.9 EDUCATIONAL ATTAINMENT .....	1-9
1.10 OVERALL GOAL STATEMENT.....	1-10
1.11 RESULTS OF ISSUES AND IDENTIFICATION PROCESS .....	1-10
<b>HOUSING</b>	
2.1 INTRODUCTION .....	2-1
2.2 EXISTING HOUSING STOCK CHARACTERISTICS.....	2-1
2.3 HOUSING PROGRAMS .....	2-8
2.4 HOUSING GOALS, OBJECTIVES, AND ACTION STATEMENTS .....	2-9
<b>TRANSPORTATION</b>	
3.1 INTRODUCTION .....	3-1
3.2 TRANSPORTATION VISION AND VALUES .....	3-1
3.3 FACILITIES INVENTORY AND CHARACTERISTICS .....	3-1
3.4 ROADWAY IMPROVEMENTS .....	3-2
3.5 AIR TRANSPORTATION.....	3-3
3.6 MULTI-USE TRAILS.....	3-4
3.7 ELDERLY AND DISABLED TRANSPORTATION.....	3-4
3.8 PUBLIC TRANSIT .....	3-4
3.9 TRUCKING AND WATER TRANSPORTATION.....	3-5
3.10 RAIL SYSTEM .....	3-5
3.11 NEIGHBORHOOD DESIGNS AND MOBILITY .....	3-5
3.12 SUMMARY OF EXISTING TRANSPORTATION PLANS.....	3-5
3.13 TRANSPORTATION GOALS, OBJECTIVES, AND ACTION .....	3-6

## **UTILITIES AND COMMUNITY FACILITIES**

4.1	INTRODUCTION .....	4-1
4.2	EXISTING UTILITIES AND COMMUNITY FACILITIES .....	4-1
4.3	MEDICAL/HEALTH CARE AND OTHER FACILITIES .....	4-5
4.4	EDUCATIONAL FACILITIES .....	4-5
4.5	RECREATIONAL FACILITIES .....	4-6
4.6	FUTURE NEEDS.....	4-7
4.7	UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES AND ACTIONS.....	4-8

## **NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES**

5.1	INTRODUCTION .....	5-1
5.2	NATURAL RESOURCES.....	5-1
5.3	AGRICULTURAL RESOURCES.....	5-13
5.4	CULTURAL RESOURCES.....	5-13
5.5	NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES GOALS, OBJECTIVES, AND ACTION.....	5-15

## **ECONOMIC DEVELOPMENT**

6.1	INTRODUCTION .....	6-1
6.2	LABOR FORCE .....	6-1
6.3	ECONOMIC BASE .....	6-1
6.4	CURRENT BUSINESS INVENTORY .....	6-2
6.5	ATTRACTING AND RETAINING BUSINESS AND INDUSTRY.....	6-2
6.6	BUSINESS OPPORTUNITIES .....	6-2
6.7	FROG CREEK'S TARGETED BUSINESS AND INDUSTRY .....	6-3
6.8	ENVIRONMENTALLY CONTAMINATED SITE REUSE POTENTIAL.....	6-4
6.9	COUNTY, REGIONAL & STATE ECONOMIC DEVELOPMENT PROGRAMS THAT APPLY TO THE TOWN OF FROG CREEK .....	6-4
6.10	ECONOMIC DEVELOPMENT GOALS, OBJECTIVES AND ACTIONS .....	6-5

## **INTERGOVERNMENTAL COOPERATION**

7.1	INTRODUCTION .....	7-1
7.2	RELATIONSHIPS TO THE TOWN OF FROG CREEK .....	7-1
7.3	INTERGOVERNMENTAL COMPREHENSIVE PLANNING PROCESS .....	7-3
7.4	CONFLICT RESOLUTION PROCESS (CRP).....	7-3
7.5	AGREEMENTS WITH NEIGHBORING OR OVERLAPPING JURISDICTIONS.....	7-3

7.6	EXISTING POTENTIAL CONFLICTS.....	7-4
7.7	PRE-EXISTING LOCAL PLANS .....	7-4
7.8	INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES, AND ACTION .....	7-6

**LAND USE**

8.1	PURPOSE.....	8-1
8.2	BACKGROUND .....	8-1
8.3	EXISTING LAND USE .....	8-1
8.4	EXISTING LAND USE PATTERN .....	8-3
8.5	PRIMARY FACTORS INFLUENCING THE DEVELOPMENT PATTERN IN THE TOWN OF FROG CREEK .....	8-4
8.6	WISCONSIN DEPARTMENT OF REVENUE ASSESSMENT STATISTICS .....	8-4
8.7	AGRICULTURAL, FOREST AND RESIDENTIAL TRENDS IN THE TOWN OF FROG CREEK.....	8-6
8.8	WASHBURN COUNTY WATERFRONT ZONING PERMITS, 2000 & 2001.....	8-7
8.9	LAND USE REGULATION.....	8-8
8.10	EXPECTED FUTURE TRENDS IN NORTHWEST WISCONSIN .....	8-10
8.11	GROWTH FORECASTS.....	8-11
8.12	LAND USE GOALS, OBJECTIVES, AND ACTION .....	8-13

**IMPLEMENTATION**

9.1	INTRODUCTION.....	9-1
9.2	CONSISTENCY AND RELATIONSHIP BETWEEN ELEMENTS.....	9-1
9.3	PLAN UPDATES AND REVISIONS.....	9-1
9.4	RESPONSIBILITIES.....	9-1
9.5	MEASURING PLAN PROGRESS .....	9-2
9.6	PLAN RECOMMENDATIONS .....	9-2
9.7	PLAN IMPLEMENTATION – GOALS, OBJECTIVES, AND ACTION TABLE .....	9-3
9.8	FUTURE LAND USE MAP .....	9-11
9.9	PLAN IMPLEMENTATION POLICIES AND PROGRAMS .....	9-12
9.10	ADDITIONAL PLAN IMPLEMENTATION TOOLS .....	9-17
9.11	FISCAL TOOLS.....	9-19
9.12	HOW TO USE THE PLAN.....	9-20
9.13	CONCLUSION .....	9-20

## LIST OF TABLES

Table 1.1:	Town of Frog Creek: Historical Population 1950-2000 .....	1-1
Table 1.2:	Town of Frog Creek: Population Projections, 2005-2025 .....	1-2
Table 1.3:	Town of Frog Creek, Demographic Change: 1990-2000 .....	1-4
Table 1.4:	Town of Frog Creek, Household Characteristics.....	1-5
Table 1.5:	Town of Frog Creek, Households 1980-2000, Projected Households 2005-2025.....	1-6
Table 1.6:	Washburn County Employment by Job Type 2000, Forecasts 2005-2020.....	1-7
Table 1.7:	Town of Frog Creek, Occupations 2000 (Employed civilian population 16 years and over) .	1-8
Table 1.8:	Town of Frog Creek, Household Income.....	1-8
Table 1.9:	Income Characteristics for the Town, County and State.....	1-8
Table 1.10:	Educational Attainment.....	1-9
Table 2.1:	Frog Creek Housing Characteristics .....	2-1
Table 2.2:	Housing Characteristics.....	2-3
Table 2.3:	Town of Frog Creek Age of Housing Stock .....	2-3
Table 2.4:	Home Heating Fuel.....	2-4
Table 2.5:	Housing Affordability.....	2-6
Table 3.1:	Frog Creek Functional Roadway Classification.....	3-1
Table 3.2:	Roadway Improvements, 2002-2009 .....	3-3
Table 3.3:	Washburn County Airports/Airfields .....	3-4
Table 4.1:	Town of Frog Creek Boat Landing .....	4-7
Table 4.2:	Future Utilities and Community Facilities Timetable .....	4-8
Table 5.1:	Named Lakes Characteristics.....	5-6
Table 5.2:	Town of Frog Creek Lakes Class & Development Standards.....	5-7
Table 5.3:	Wetland Types.....	5-11
Table 5.4:	Historic Sites Inventory, Frog Creek.....	5-14
Table 5.5:	Archaeological Sites & Cemeteries in Frog Creek .....	5-14
Table 8.1:	Land Use by Category – Town of Frog Creek.....	8-4
Table 8.2:	Zoning Public Hearing Processes Involving Waterfront Property, 2000 & 2001 (County).....	8-8
Table 8.3:	Existing Zoning District Acreage -Town of Frog Creek Map GIS Analysis .....	8-9
Table 8.4:	Washburn County: LUST Sites.....	8-9
Table 8.5:	Town of Frog Creek Population and Household Projections .....	8-11
Table 8.6:	Potential Acreage Required for Total Housing Units 2005-2025 .....	8-12
Table 8.7:	Projected Agricultural Acreage.....	8-12

## LIST OF FIGURES

Figure 1.1: Town of Frog Creek Historic Population: 1950-2000 Population Projection: 2005-2025.....	1-2
Figure 1.2: Town of Frog Creek Male & Female Age Distribution, 2000 .....	1-4
Figure 1.3: Town of Frog Creek, Employment by Industry 2000 .....	1-6
Figure 2.1: Washburn County Residential Listings (off water) .....	2-5
Figure 2.2: Value of Owner-Occupied Housing Units (2000 Census) .....	2-5
Figure 2.3: Gross Rent – Town of Frog Creek Rental Costs.....	2-7
Figure 5.1: Town of Frog Creek Land Cover Class by Percent of Total Area .....	5-4
Figure 5.2: Forest Cover Types, Approximate Area, Town of Frog Creek .....	5-5
Figure 5.3: Washburn County Wolf Range and General Pack Territories.....	5-12
Figure 8.1: Town of Frog Creek 2004 Statement of Assessments.....	8-6
Figure 8.2: Residential Assessment 1981-2001 .....	8-6
Figure 8.3: Agricultural Assessment 1981-2001.....	8-6
Figure 8.4: Forest Assessment 1981-2001.....	8-7
Figure 8.5: Percent Change in Assessment Classes-Washburn County 1990-2001 (Acres).....	8-7

## LIST OF MAPS

Map 3.1 .....	Functional Classification System
Map 4.1 .....	Community Facilities – Washburn County
Map 4.2 .....	Utilities – Washburn County
Map 4.3 .....	School Districts – Washburn County
Map 4.4 .....	Park & Recreation Areas – Washburn County
Map 5.1 .....	Topography & Slope
Map 5.2 .....	Soil Types
Map 5.3 .....	Soil Limitations
Map 5.4 .....	Land Cover
Map 5.5 .....	Surface Water Features
Map 5.6 .....	Watersheds – Washburn County
Map 5.7 .....	Wetlands & Floodplains
Map 5.8 .....	Depth of Water Table – Washburn County
Map 5.9 .....	Groundwater Contamination Susceptibility
Map 5.10 .....	Development Factors
Map 5.11 .....	Prime Farmland
Map 8.1 .....	Generalized Existing Land Use
Map 8.2 .....	Zoning
Map 9.1 .....	Future Land Use