



# 2020 TOWN OF SKANAWAN COMPREHENSIVE PLAN

*Adopted: January 28, 2020*

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# Acknowledgments

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# Chapter 1: Introduction and Background Information

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## Plan's Purpose

*Overall, the purpose of the Comprehensive Plan is to:*

- Update the Town's 2001 Comprehensive Land Use Plan.
- Outline the Town's land use management strategy to ensure that long-range growth and development decisions are consistent with the Community's desired character and vision for the next 10 to 20 years.
- Guide all future land development in a way that will conserve the rural character of the community, protect natural resources, and enhance recreational/tourism opportunities.
- Develop the Town's vision, goals, and objectives.
- Identify tools that can be used to implement the Plan, such as zoning, conditional use permits, and ordinances.

The plan will be monitored and updated as necessary to address changing conditions within the community and/or new information.

## Location

The Town of Skanawan is located in the northeastern quadrant of Lincoln County and encompasses approximately 36 square miles. From its center, the Town is approximately six miles southeast of the City of Tomahawk and 16 miles northeast of Merrill. There are no incorporated cities or villages in or adjacent to the Town nor any definite unincorporated "crossroad villages" or Hamlets. Within Lincoln County, the Town of Skanawan abuts the Town of King on the north, the Town of Harrison on the east, the Town of Birch on the south, and the Town of Bradley on the west.

## Plan Requirements

This Comprehensive Plan is being prepared under the State of Wisconsin's comprehensive planning legislation, adopted in 1999 and contained in §66.1001 of the Wisconsin State Statutes. This Plan meets all of the statutory elements and requirements of the comprehensive planning law. After 2010, only those plans that contain the nine required elements and adopted under the state's prescribed procedures will have legal standing for zoning, subdivision, and official mapping decisions. These elements help to ensure that all aspects of community life will be considered as part of the comprehensive plan.

Preparation of a comprehensive plan is authorized under §66.1001, Wisconsin Statutes. Before adoption, a plan must go through a formal public hearing and review process. The Planning Commission adopts by resolution a public hearing draft of the plan and recommends that the Town Board enacts an ordinance adopting the plan.

Following Planning Commission approval, the Town Board holds a public hearing to discuss the proposed ordinance that would be used to adopt the plan. Copies of the public hearing draft of the plan are forwarded to a list of local and state governments for review. A Class 1 notice must precede the public hearing at least 30 days before the hearing. The notice must include a summary of the plan and information concerning where the entire document may be inspected or obtained. The Town Board may then adopt the ordinance approving the plan as the Town's official comprehensive plan.

This formal, well-publicized process facilitates broad support of plan goals and recommendations. Consideration by both the Planning Commission and Town Board assures that both bodies understand and endorse the plan's recommendations.

In order to provide sound public policy guidance, a comprehensive planning process should incorporate inclusive public participation procedures to ensure that final recommendations reflect a broadly supported vision. The following Public Participation activities took place during the planning process:

- Townhall style public meeting
- Mailed survey to all Town landowners
- Adoption Public Hearing

Each activity's feedback is further detailed in the Public Participation Chapter.

# Chapter 2: Overarching Vision, Goals, and Objectives

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## Skanawan's Vision

*Skanawan's Vision is multi-faceted. It includes the following:*

- Conserve and maintain the quiet, peaceful, and rural atmosphere currently enjoyed by its residents.
- Importantly, to keep upfront, are the rights of individual residents and landowners as well as the well-being of the community as a whole.
- Promote economic development and growth compatible with Skanawan's rural lifestyle.
- Keep the community informed and updated through a variety of communications opportunities such as posted notices at the Town Hall and Oak Hill Cemetery, on the Town's website, or through newsletters, radio, and newspaper notices, and to provide open communication with Town Board members through emails, phones, and direct conversations.
- Develop and implement resolutions and ordinances as needed to be compatible with future goals set by the Township and work toward preserving our natural resources so that future generations will have a clean and safe environment.

## Overall Goals and Objectives

The development of goals and objectives is an important step in the planning process because they reflect the existing values of the community and their priorities moving forward. In general, goals are broad statements that express preferences for the long-term development of the community. Objectives are more specific and are usually attainable through implementation activities, described in Chapter 12. The following goals and objectives were developed to reflect the public participation feedback gathered throughout the planning process.

### Goals

1. Conserve the rural character of the Town.

### Objectives

1. Protect the lands best suited for agricultural and forestry use in the Town so that the family farm and the Town's distinctive rural character and economic base may be conserved.
2. Achieve good soil and water conservation practices, reduce runoff erosion, and protect stream, lake, and ground water from pollution.
3. Prohibit development in all floodplains, shorelands, steep slopes, and wetlands in order to mitigate future impact from storm events and prevent servicing, developmental, and environmental problems.
4. Participate in any future updates of the Lincoln County Comprehensive Plan, Farmland Preservation Plan, Land and Water Resource Management Plan, and 5-Year Outdoor Recreation Plan.
5. Promote development, forestry, and agricultural practices which protect surface and ground water quality, including proper erosion control, manure management, and stormwater management strategies.
6. Continue to encourage Town residents to test their groundwater quality in order to monitor local groundwater conditions.
7. Encourage the management of woodlands in an effort to promote further value for timber and wildlife and work with private landowners to prevent the spread of oak wilt and emerald ash bore in the Town's woodland areas.

## Goals

1. Protect private property rights while maintaining the health, safety, and welfare of the Town.
2. Develop and maintain an efficient and sustainable land use pattern.

## Objectives

1. Through the adoption of a Town Ordinance, establish a Town of Skanawan Plan Commission that regularly meets to implement this Plan and assess the need for future ordinances. Plan Commission members should be approved by the Town Board.
2. Use the Town of Skanawan Plan Commission to review residential, commercial, and industrial use development proposals to determine if they fit the Town's vision and goals.
3. Support Lincoln County zoning and subdivision regulations that are intended to minimize incompatible land uses.
4. Collaborate with Lincoln County on future Zoning or Subdivision Ordinance revisions.
5. Encourage collaboration between the Town of Skanawan, Lincoln County, and neighboring jurisdictions with regard to planning initiatives and development policies.
6. Coordinate land development with transportation system improvements.
7. Utilize Lincoln County Zoning and the Town's Non-Metallic Mining Ordinance to regulate new or expanding non-metallic mining operations.
8. Work with Lincoln County and neighboring jurisdictions to improve enforcement of minimum property maintenance standards.
9. Utilize the Lincoln County Highway 51 Overlay Zoning District to enhance aesthetic appeal, protect community character and scenic beauty, and provide guidelines to orderly development along the corridor.
10. Identify existing gaps in broadband access in the Town and utilize that information to work with local service providers in improving the access, consistency, and coverage of the area.

## Goals

1. Improve communication and coordination between the Town, County, and residents.

## Objectives

1. Improve and continuously maintain the Town's website to convey information, provide updates, and increase access to information. All Town Plans, Ordinances, meeting agendas and minutes, and Town Board contact information should be easily accessible on the Town's website.
2. Coordinate with Lincoln County to ensure consistency between the Town and County's websites.
3. Develop a cost-saving strategy for dispersing information to residents including sending literature with tax mailings.
4. Encourage residents to be in contact with Town Board members and attend Town Board meetings to stay informed on Town initiatives and provide feedback.

# Chapter 3: Public Participation

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## Introduction

This planning process began in May of 2019. It included several public meetings and a direct mail survey to all Town landowners. The combination of the feedback gathered throughout the process guided the development of the vision statement, goals and objectives, recommendations, and implementation action items. The following chapter details those efforts and the feedback received.

## Participation Overview

In May 2019, members of the Town Board and community attended two separate informational meetings held by the Lincoln County Land Services and Lincoln County University of Wisconsin-Extension addressing the Town Comprehensive Plan Update process. In September 2019, these same individuals attended another meeting with Lincoln County and Lincoln County University of Wisconsin-Extension to review further steps necessary to complete the planning process.

In August 2019, the Town Board held a “Townhall style” meeting to review updating the 2020 Town of Skanawan Comprehensive Plan. An informational packet was sent out to all residents of Skanawan that contained information on public participation strategy and procedures. The purpose of the meeting was to solicit information on the current state of the existing plan, Town map, and what changes and/or updates are needed to better address community needs. Unfortunately, when comparing the number of residents attending this meeting to the total number of residents and landowners in Skanawan, the August meeting was sparsely attended by only 3.3% of Town residents. However, several points of interest were brought up including rental properties, communication towers (phone and internet), towers for personal wind driven electrical turbines, small businesses, non-metallic mining, and minimal building lot sizes. All are discussed in more detail later in this plan.

To further solicit public input, a written survey was developed and mailed to all residents and landowners of Skanawan. Due to the uncertainty of internet accessibility and the computer proficiency of the community, the choice of a written survey was selected over an electronic version, thus assuring maximum community coverage with an opportunity for all to respond. To assure impartiality with survey results, completed and unopened surveys were sent to the Town’s planning consultant, Vandewalle and Associates, for interpretation and consolidation. Surveys were code marked such that would make “ballot-box-stuffing” difficult.

On January 28, 2020, the Town Board held a Public Hearing to formally recommend and adopt the 2020 Town of Skanawan Comprehensive Plan update and request that Lincoln County incorporate the Plan into the Lincoln County Comprehensive Plan. All public comments were addressed and incorporated into this Plan.

## Survey Summary

In November 2019, a survey was mailed to all Town landowners to gather input on several key areas of this Plan. In total, the survey was mailed to 536 property owners and 202 were returned (38%). Over 50% of the respondents self-identified as over the age of 60. To note, because a landowner in the Town may own more than one property, multiple surveys could have been submitted by the same individual. The following is a summary of the survey results. For a list of all questions and responses see Appendix A.

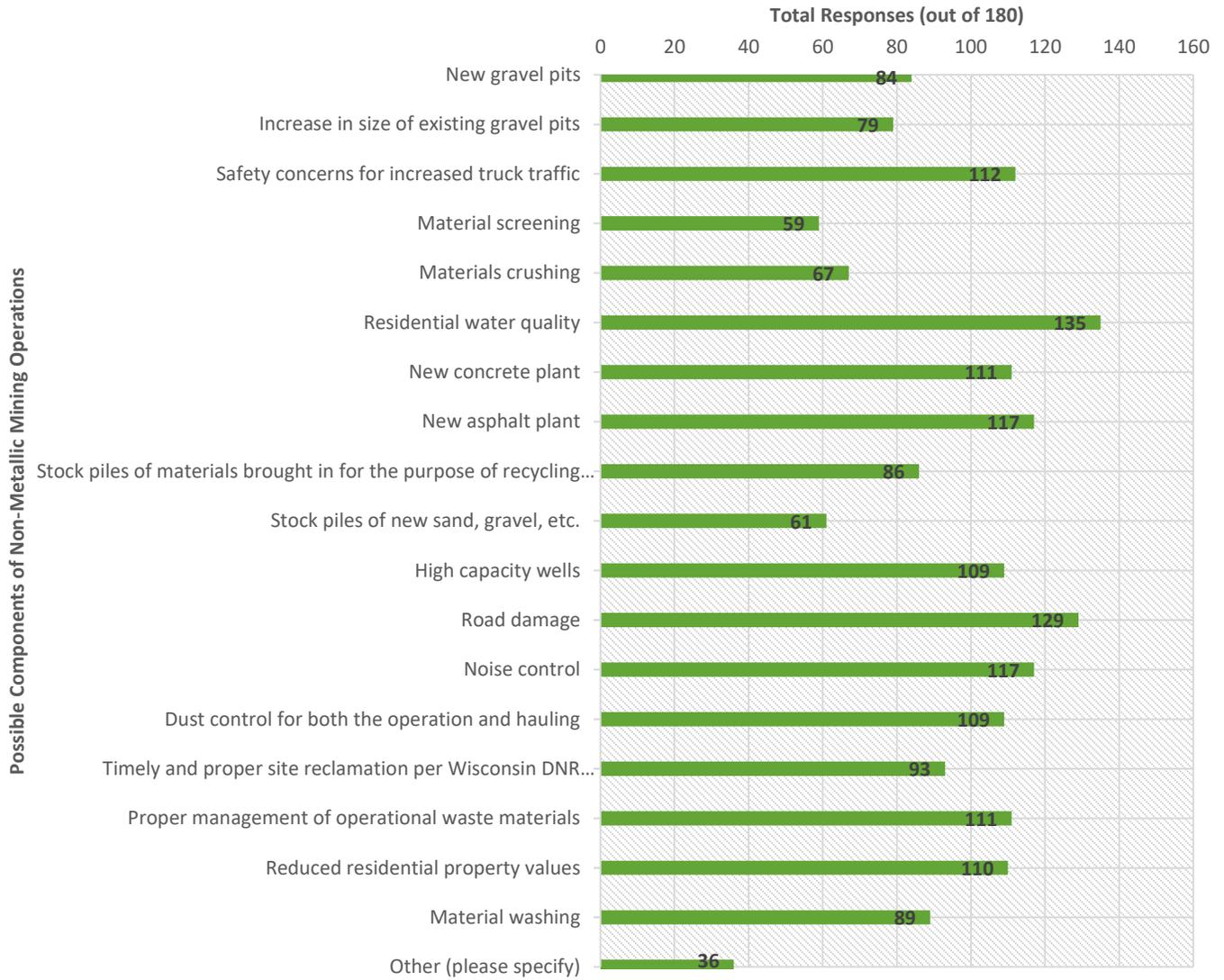
### Town of Skanawan Today

- According to over 40% of respondents, the most important aspects of living in Skanawan were their site or property, the rural atmosphere, and proximity to natural resources.
- Several of the community's existing strengths focused on the rural atmosphere, natural beauty, remote and peaceful location, and the Town's residents. While several of community's existing weaknesses centered on road conditions, gravel mining operations, and internet access.
- Over 60% agreed or strongly agreed that the Town provides adequate protection of natural resources, open spaces, and recreational opportunities.
- Over 40% of respondents do not have internet access and over 70% would support Town participation in improving internet service within the Town.
- Nearly 70% of respondents agreed or strongly agreed that the Town has adequate communication opportunities available and nearly 60% agreed that there is adequate access to Town documents. However, only 36% of respondents agreed or strongly agreed that the Town provides enough information on the website.
- Most people believe that the Town does a good job of maintaining its roadway infrastructure and snow plowing in a timely manner.
- Nearly 70% said that existing property tax levels in the Town are sufficient.
- Nearly 80% of respondents agreed that Town government has the responsibility to help protect the interest of neighboring property owners and the community.

### The Future of the Town of Skanawan

- Approximately 90% of respondents agreed or strongly agreed that the Town should continue to strive to conserve the agricultural and forestry way of life moving forward.
- Along those same lines, many respondents felt that the most important goal for the Town's future is to maintain the existing rural character, conserve natural beauty through protecting natural resources, proper land use planning, and keeping taxes low.
- In terms of a vision for the future, respondents focus was overwhelmingly directed towards maintaining rural character and the preservation of open space and forests.
- Approximately 80% do not want to see new subdivisions or multi-family growth within the Town.
- Most respondents believe that the Town should not be involved in attracting new businesses or industrials. However, most people agreed that the Town should regulate new and existing businesses through ordinances.
- Future environmental concerns centered on gravel mining operations, ground water and air quality, residents storing potentially hazardous equipment, and future loss of natural resources.
- Nearly 60% of people do not want to see any new non-metallic mining operations in the Town, while 12% were indifferent and over 25% were for it.

## Non-Metallic Mining Operation Concerns



## Chapter 4: Issues and Opportunities

The tables below show several relevant data points that help provide context as to how the Town of Skanawan has changed over time and what it is like today. For a more detailed data analysis on the Town and County, see the Lincoln County Comprehensive Plan.

Population	2000	2010	2017*
<b>Total Population</b>	354	391	378
<b>Total Households</b>	141	165	171
<b>Total Families</b>	99	127	130
<b>Population Density</b>	9.8 persons per square mile	10.9 persons per square mile	10.5 persons per square mile

Source: U.S. Census Bureau, 2000-2010 Census.

\*Source: U.S. Census Bureau, 2012-2017 American Community Survey 5-Year Estimates.

Population by Race	2017*
<b>White alone</b>	369 (98%)
<b>Black or African American alone</b>	0
<b>American Indian and Alaska Native alone</b>	0
<b>Asian alone</b>	0
<b>Native Hawaiian and Other Pacific Islander alone</b>	0
<b>Some Other Race alone</b>	0
<b>Two or More Races</b>	9 (2%)
<b>Hispanic or Latino (of any race)</b>	1
<b>White alone, Not Hispanic or Latino</b>	369

\*Source: U.S. Census Bureau, 2012-2017 American Community Survey 5-Year Estimates.

Housing	2017*
<b>Total Housing Units</b>	291 (100% of all units in the Town)
<b>Owner Occupied Housing Units</b>	154 (90% of all units in the Town)
<b>Renter Occupied Housing Units</b>	17 (10% of all units in the Town)
<b>Vacant Housing Units</b>	120 (41% of all units in the Town)
<b>Percentage of Vacant Housing Units Used for Seasonal, Recreational, or Occasional Use</b>	114 (40% of all units in the Town)
<b>Median Owner-Occupied Housing Unit Value</b>	\$192,500
<b>Median Monthly Costs for Owner-Occupied Units (with a mortgage)</b>	\$1,293
<b>Average Household Size</b>	2.21

\*Source: U.S. Census Bureau, 2012-2017 American Community Survey 5-Year Estimates.

Income	2000	2010	2017*
<b>Median Household Income</b>	\$41,458	\$67,750	\$75,250
<b>Average Household Income</b>	\$47,870	\$79,892	\$77,936
<b>Per Capita</b>	\$17,698	\$32,098	\$34,081

Source: U.S. Census Bureau, 2000-2010 Census.

\*Source: U.S. Census Bureau, 2012-2017 American Community Survey 5-Year Estimates.

2040 Population Projections							
	2010*	2017**	2020	2025	2030	2035	2040
<b>Compounded Growth 1990-2017 (2)</b>	391	378	387	402	418	435	452
<b>Compounded Growth 2000-2017 (2)</b>	391	378	383	390	398	406	414
<b>Compounded Growth 2010-2017 (2)</b>	391	378	373	364	355	347	339
<b>Linear Growth 1990-2017 (1)</b>	391	378	385	398	410	422	434
<b>Linear Growth 2000-2017 (1)</b>	391	378	382	389	396	403	410
<b>Linear Growth 2010-2017 (1)</b>	391	378	372	363	354	345	335
<b>WisDOA Population Projection***</b>	391	-	410	435	460	470	460

\*Source: U.S. Census Bureau, 1990-2010 Census.

\*\*Source: U.S. Census Bureau, 2012-2017 American Community Survey 5-Year Estimates.

\*\*\*Source: Wisconsin Department of Administration, 2013 population estimate.

1. Extrapolated based on the average annual population change over the given years.

2. Extrapolated based on the average annual percent change over the given years.

These projections were derived using a variety of methodologies:

- Compounded Percentage Rate 1990-2017, 2000-2017, and 2010-2017. These estimations are determined utilizing the annual average percentage change over the time period and extrapolating that rate forward to 2040. The average annual percentage change for the three time periods ranged from no change to 1% growth per year.
- Linear Growth Rate 1990-2017, 2000-2017, 2010-2017. These projections were calculated using the average annual population change over the time period and projecting that rate forward to 2040. The average annual population change for the various time periods ranged from no change to 2 new residents per year.
- Department of Administration (DOA) Projection. In 2013, the State Department of Administration forecasted population change for all communities in Wisconsin based on 2010 U.S. Census data. While the data used is somewhat dated, the projections are still relevant because of the Town's relatively slow growth rate over the past decade.

## Issues (Concerns) and Opportunities:

### Issues (Concerns)

- The Town's median age has increased significantly over the past 17 years (40 years old in 2000, 50 years old in 2017).
- Average household size in Skanawan has decreased from 2.5 persons per household in 2000 to 2.21 in 2017.
- In 2000, 31% of housing units were used for seasonal, recreational, or occasional use. In 2017, it rose to 40% of all housing units.
- Continue to protect and conserve the Town's rural character, natural resources, and relatively peaceful rural lifestyle.
- Lack of broadband access throughout the area.
- Maintenance and improvement of existing Town infrastructure.

### Opportunities

- Improve communication between the Town and its residents utilizing the Town's website.
- Improve intergovernmental collaboration between the Town, Lincoln County, and neighboring jurisdictions.
- Utilize this Plan to help guide future land use regulation, management, and planning.
- Leverage the Town's exceptional natural resources.

# Chapter 5: Housing

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The Town consists of almost entirely single-family housing units, with one two-family unit located on County Highway S and no multi-family dwelling units. Over the past 20 years, the number of seasonal and recreational homes has increased to nearly 40% of the Town's existing housing stock. This is related to the increase in short-term rental units (Airbnb) that have become more prevalent in the State over the past 10 years. In response to these trends and State Statute changes requiring that all municipalities allow these uses by-right, Lincoln County passed an ordinance which required that the minimum rental period for short-term rental units is 2 consecutive nights.

Other trends effecting the Town include the increase in the median age of Town residents and the decrease in average persons per household. Many communities across the state are experiencing the same trends. These are important to note because many older individuals have accessibility restrictions and the existing housing stock may not provide those options. Additionally, household size decreases indicate that less people are living in the same size house. If a community's housing stock does not provide options for people to downsize, transition, or age in place, those residents will be forced to leave the Town to find different housing options. Overall, this could lead to a population decline in the Town.

## Housing Goals and Objectives

### Goal

1. Provide safe, affordable housing for all Town residents.

### Objectives

1. Encourage the construction of single-family dwellings in the Town that are consistent with the requirements of the RL4 Rural Lands Zoning District of not exceeding 4 dwelling units per 40 acres and the RR2 Rural Residential Zoning District around Silver Lake that is intended for single- and two-family dwellings on relatively small rural lots.
2. Provide housing sites in the Town that meet the needs of persons of all income levels, age groups, and special needs, including no restrictions for recommended minimum square footage or value.
3. Promote high-quality construction standards, safe, code-compliant, affordable housing that is consistent with the rural character of the community and takes into consideration all residents.
4. Work with Lincoln County to address housing, zoning, or property maintenance code violations on existing residential or commercial properties, in order to help maintain the Town's existing housing stock.
5. Improve coordination and communication with the Aging and Disability Resource Center of Central Wisconsin, Housing Authority of Lincoln County, North Central Community Action Program and other related agencies to help disseminate information to Town residents and leverage housing programs available.

# Chapter 6: Transportation

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Skanawan is a rural community with low development densities and is mainly personal vehicle dependent. Currently, there are no public transportation options available within the Town such as buses or other commuter transportation opportunities, meaning that most trips both within and outside of the Town are made with personal vehicles. To note, some existing businesses, industries, and farms within the Town have large vehicles and equipment that also utilize the Town's roads.

## Road Network

The Town is well connected to the region through the existing roadway network. US Hwy 51 runs north-south at the western boundary of the Town, with one interchange within the Town at County Highway S (Exit 225). To note, just west of the interchange, outside of the Town of Skanawan, the Wisconsin Department of Transportation owns and operates a park-and-ride facility that is used by commuters throughout the County. The other key roadway through the Town is County Highway H that runs north and south bisecting the Town.

The most recent available traffic counts for the Town are provided by WisDOT for the two key roadways in and out of the Town. One, at the interchange of US Hwy 51 and County Highway S, has been relatively consistent over the past 15 years with an average of 1,100 vehicles per day. At the northern boundary of the Town, traffic count data is also available along County Highway H. Since 2004, average daily traffic has decreased from 450 vehicles per day to only 330 in 2019. As of 2019, the Lincoln County Highway Department did not have traffic count information on the County or Township roads in Skanawan.

## Town Roads

Periodic road inspection is done by the Town Board and is a standard point of discussion at the monthly Board meetings. Skanawan works with the Lincoln County Highway Department and independent contractors to maintain and upgrade roads. Twice a year, Skanawan contracts for right-of-way vegetation maintenance on all township roads. Additionally, snow removal is provided on County roads and US-51 through Lincoln County, while it is privately contracted for Township roads. Currently, there are no new road construction projects on Town roads anticipated within the timeframe of this Plan. It is recommended that the Town continue to work with the County to proactively plan any future road maintenance or reconstruction.

## Snowmobile Trails

Lincoln County also provides a snowmobile and ATV map showing winter trails. There are two segments that run through the Town. One segment runs east-west through the Town just south of County Highway S to Silver Lake Road, across Silver Lake, to County Highway S, and up County Highway H. The other segment runs along Kyes Road to Cloverbelt Road. It is important to note that routes can periodically change and should be re-verified through the County annually.

## ATV and UTV Routes and Trails

Lincoln and Oneida Counties provide a map that shows routes and trails. Within the Town of Skanawan, those routes run along County Highways S, V, and H. There are also several Township roads that allow ATV and UTV traffic such as Skanawan Lake Road, Grundy Road, Stevens Road, Moose Trail, and Silver Lake Road with connecting roads around Silver Lake. All road ATV and UTV traffic is limited to a maximum speed of 35 MPH. It is important to note that routes can periodically change and should be re-verified through the County annually.

### Other Forms of Transportation

Multiple roads through the Town provide good bicycle accommodations and connect the Town to other County bicycle facilities. These roadways include County Highway S, V, and H. There are also multiple off-road multi-use trail systems near the Town. Just north of Skanawan, in the City of Tomahawk, the Hiawatha Trail and the Bearskin State Trail run along the Wisconsin River and just west of the Town, near County Highway B, is the Ice Age Trail-Harrison Hills Segment.

The Town is also served by the Rhinelander/Oneida County Airport in Rhinelander and the Central Wisconsin Airport (CWA) in Mosinee.

## Transportation Goals and Objectives

### Goals

1. Provide a safe and efficient transportation system that meets the need of all residents, workers, and visitors.

### Objectives

1. Ensure that transportation system improvements are coordinated with land use planning and land development.
2. Maintain and improve Town roadways and signage, as needed.
3. Encourage citizens to report any suspicious road or signage activity.
4. Work with Lincoln County and neighboring jurisdictions to maintain the Town's existing roads, explore alternative transportation options and provide a safe, efficient, and economically sound transportation system that meets the current and future needs of residents, farmers, businesses and visitors, while respecting the Town's environmental, agricultural, forestry, and historical resources.
5. Accommodate bicycle traffic on less traveled Town and County roadways. Continue to work with Lincoln County to develop designated on-street bicycle routes through the Town that connect to local destinations and keep bicyclists off heavily vehicle traveled, unfit roadways.
6. Work with the County and private landowners in ensuring that all road right-of-way is clear of visual obstacles, particularly at road intersections. Road right-of-way should be properly mowed and cleared.
7. Enforce weight restrictions on existing Town roads and consider the weight limit impacts on local roads when reviewing development proposals.

## Chapter 7: Utilities and Community Facilities

This Chapter examines the existing utility services and community facilities provided in the Town. It provides an inventory and guide to future maintenance and development of the various services. Over the life of this Plan, there are no planned expansions, renovations, or improvements to any Town service or facility.

Service or Facility Type	Service or Facility Details
<b>Sanitary Waste and Water Supply</b>	All residents and landowners, including the Town Hall, have private on-site well and septic systems. There are currently no plans to develop any public sanitary or water services. Additionally, there are no “high capacity wells either active or abandoned within the Township. Lincoln County Zoning issues all sanitary permits in the Town and maintains records of required sanitary system maintenance.
<b>Solid Waste/Recycling</b>	All solid waste and recycling disposal service is available through private waste disposal companies such as Discount Trash Removal of Tomahawk or Baumgart Waste Removal of Merrill. As an alternative, the Town does offer recycling drop- off at Town Hall, dates and times are published in the annual newsletter.
<b>Governmental Facilities</b>	The Skanawan Town Hall, which is located at the intersection of County Highway H and Stevenson Road, is used for normal Township meetings, voting, and special meetings.
<b>Telephone and Internet Services</b>	Broadband service is provided by Frontier. There are also several wireless options for telephone, internet, and television available through Verizon, AT&T, Dish, Direct TV, etc.
<b>Electrical Power</b>	Wisconsin Public Service is the sole power provider within the Town.
<b>Natural Gas</b>	Currently, there is no natural gas service in Skanawan. Heating and cooking options are with local LP providers, electrical, wood, etc.
<b>Libraries</b>	The Town falls within the Wisconsin Valley Library Service area. Residents are served by two public libraries in City of Tomahawk and the City of Merrill. A card holding member can use services from other libraries as well. A list of these libraries can be found on the website <a href="http://www.wvls.org">www.wvls.org</a> .
<b>Education</b>	The Town is served entirely by the Tomahawk School District which provides 4K through 12 <sup>th</sup> grade services on a combined elementary, middle, and high school campus all located within the City of Tomahawk. There are also private school options available in the City of Tomahawk.
<b>Fire Protection, Police Protection, and Emergency Management Service</b>	Police service is provided to the Town through the Lincoln County Sheriff’s Office. Emergency Management service is provided to the Town through Lincoln County EMS out of Tomahawk. Fire protection and rescue services are provided by the Tomahawk Volunteer Fire Department which serves the City of Tomahawk and 8 surrounding Towns. All services listed can be contacted by dialing “911”.
<b>Cemeteries, Public Parks, and Historic Places</b>	Skanawan does not own or maintain any parks, however the Oak Hill Cemetery located on County Highway V is maintained by the Town. To note, on the eastern third of the Town, a large portion of the land consists of the Lincoln County public forest. Additionally, there are no properties listed on the National or State Register of Historic Places, however, a comprehensive survey of historic or archeological resources has never been conducted in Skanawan.

**Healthcare and Daycare**

All healthcare services require Town residents to travel to nearby hospitals and clinics in Tomahawk, Merrill, Rhinelander, or Wausau. Public health services are provided through the Lincoln County Health Department in Merrill. Daycare services are not provided within the Town and require travel to Tomahawk, Merrill, Rhinelander, or Wausau.

## Utilities and Community Facilities Goals and Objectives

### Goal

1. Coordinate utility and community facility systems planning with land use and transportation systems planning.

### Objectives

1. Provide a limited level of public facilities and services within the Town to maintain a low tax levy and the overall character of the Town, which is a rural community.
2. Continue to proactively plan for any needed maintenance, expansion, or development of the Town's community services or facilities.
3. Maintain the Town's existing recycling service.
4. Protect the Town's public health and natural environment through proper siting and maintenance of on-site wastewater treatment systems.
5. Continue to work with and participate in Lincoln County and WisDNR park, open space, and other recreational planning initiatives.
6. Rely on cooperative agreements with Lincoln County, neighboring Towns and Village, and the Tomahawk Volunteer Fire Department for police, fire, rescue, library, and senior citizen services.
7. Identify existing gaps in broadband access in the Town and utilize that information to work with local service providers in improving the access, consistency, and coverage of the area. Generally, the Town is in favor of allowing new or expanded communication towers to be erected to improve wireless telecommunications services, provided they are properly sited and adhere to all zoning regulations.

# Chapter 8: Agricultural/Forestry, Natural, And Cultural Resources

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## Agricultural/Forestry

The Town of Skanawan is predominately forested, with some farmland in the central and west-central portions of the Town. A large contiguous block of County-owned forestland comprises the eastern edge of the Town (nearly 17% of the Town's land area is contained in the Lincoln County Forest system). The majority of the rest of the Town is characterized by tracts of privately-owned forestland.

Most of the sensitive wildlife and plant species within the Town are located in these forested areas. The State's Natural Heritage Inventory program suggests the presence of rare plant or animal species in most of these sensitive natural areas, particularly along the Town's western edge. According to the 2012 Lincoln County Farmland Preservation Plan, most of the mapped "prime farmland" soils are in the central third of the Town and surrounding Skanawan Lake. Both areas are currently in agriculture or forestry uses. See Map 2.

## Other Significant Natural Resources

Surface water is prevalent throughout the Town of Skanawan. Several medium-sized natural lakes include North and South Twin Lakes, Gerbick Lake, Silver Lake, and Skanawan Lake. Other surface water features include Little Pine Creek that meanders east to west through the southern half of the Town, and Skanawan Creek which flows through the west-central portion of the Town. There are also small streams predominant in the northern portions of the Town.

Groundwater is comprised of the portion of rainfall that does not run off to streams or rivers and that does not evaporate or transpire from plants. This water percolates down through the soil until it reaches the saturated zone of an aquifer. Groundwater supplies nearly all of the water for domestic, commercial, and industrial uses in Lincoln County. Groundwater is generally of good quality. However, there is the potential for water quality problems in some areas due to the impacts of certain land use activities. See the Lincoln County Land and Water Resource Management Plan for more information.

The Federal Emergency Management Agency (FEMA) designates floodplains. These are areas predicted to be inundated with flood waters in the 100-year storm event (e.g., a storm that has a 1% chance of happening in any given year). The State requires County regulation of development in floodplains. Development is strongly discouraged in floodplains to avoid both on-site and up and downstream property damage. Lincoln County's Floodplain Zoning (Chapter 20) applies to all lands within the floodplain.

Flood storage areas are a portion of the floodplain that acts as a natural flood storage capacity area within a watershed. The volume of runoff water expected within a watershed is the basis for how much regional flood discharge the flood storage area is capable of holding. This is included in the FEMA floodplain flood fringe area extent. The importance of these areas cannot be underestimated because they reduce the amount and duration of flooding that occurs within the floodplain immediately downstream. The most common example of flood storage areas are wetlands, also described below. Protecting these areas and keeping them intact is important for protecting all areas downstream, especially as impervious surfaces increase and larger stormwater events occur more frequently.

Wetland areas are important for aquifer recharge, groundwater and surface water quality improvement, and wildlife habitat. There are several wetlands present throughout the Town. Lincoln County's Wetland Overlay Zoning District (17.2.93) does not permit development in any wetland of 5 or more acres.

The Town is characterized by mostly lowlands with some steep slopes along the eastern boundary of the Town within the County Forest and in the northwest portion of the Town between Cloverbelt Road and County Highway S. These slopes exceed a 12% grade, but they occur relatively infrequently. Any slope greater than 12% presents challenges for building site development.

A combination of the sensitive natural resources detailed above is shown on Map 1 as the Environment Corridor. Generally continuous open space systems based on lands including sensitive natural resources have severe limitations for development. New development should generally be discouraged in these areas and is often limited by existing State-mandated county zoning.

## Cultural Resources

While the Town of Skanawan does not have cultural type resources, there are several nearby amenities that residents enjoy. Mainly, these consist of local festivals and events hosted in neighboring communities such as art shows, wine tastings, concerts, music festivals, ski shows, and farmers markets, to name a few.

## Mineral Rights

In the Town Skanawan there are several landowners with registered mineral rights. These rights are registered with the Lincoln County Register of Deeds and the Wisconsin Department of Natural Resources. Two of the known locations where existing non-metallic mining operations are already established are shown on Map 2. More details on non-metallic mining operations can be found in the Land Use Chapter.

## Goals and Objectives

### Goal

1. Protect and conserve the Town's vast agricultural, natural, and cultural resources.

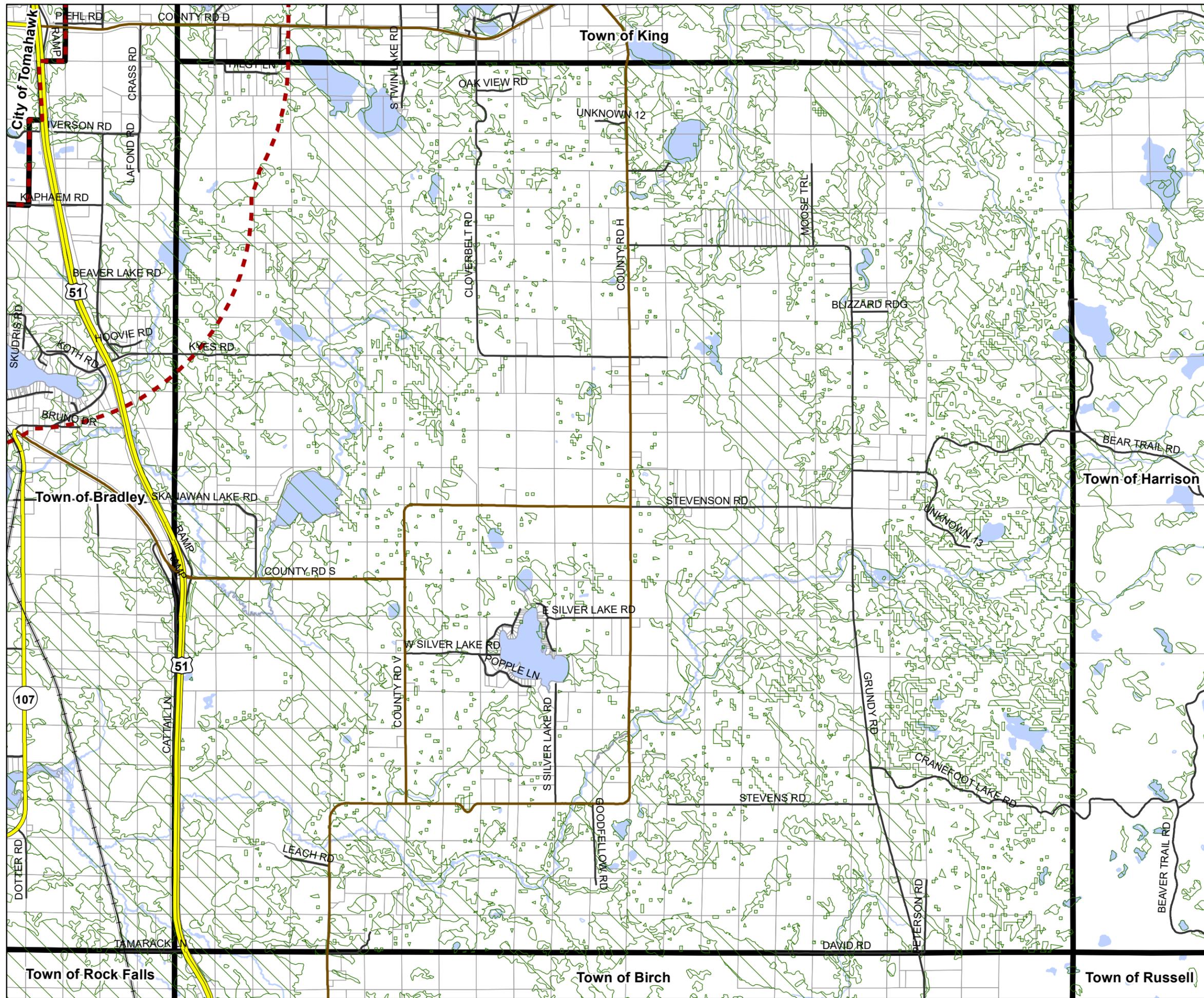
### Objective

1. Recognize the environment as an integrated system of land, water, and air resources, the destruction or disturbance of which can immediately affect the community by creating hazards, destroying important public resources and habitat, or damaging productive lands and property.
2. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, wetlands, steep slopes, woodlands, and agriculture.
3. Before approving any changes in land use, consider the impact on wildlife habitat, potential locations of rare plant and animal species, and archeological sites.
4. Conserve productive farmlands for continued agricultural use.
5. Encourage and protect agricultural operations in the Town.
6. Protect and improve the quality of the surface and groundwater within the Town.
7. Encourage the use of soil conservation practices and the management of woodlands.
8. Conserve wetlands and woodlands as essential components of the hydrologic system and as valuable wildlife habitat, and restore degraded resources where possible.
9. Encourage all landowners to use conservation practices.

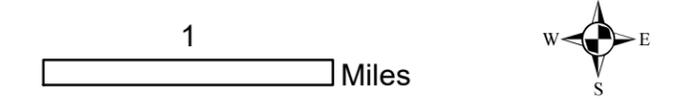
10. Encourage all landowners to promote maintaining and improving wildlife, including fish, and habitat.
11. Promote state and county programs that support the preservation of forestry, farmland, and lakes and streams.

# Town of Skanawan Natural Resources

# Map 1



-  Surface Water
  -  Parcels
  -  Environmental Corridor Overlay\*  
\*Environmental Corridors include 100 Year FEMA Floodplains, DNR Wetlands, and Steep Slopes above 12%
  -  Municipal Boundaries
  -  City of Tomahawk
  -  Extra-Territorial Area
- ### Transportation
-  Local Road
  -  County Highway
  -  US or State Highway
  -  Rail



# Chapter 9: Economic Development

The Town of Skanawan has traditionally been a community that has centered around commuting to other areas for work, outside of natural resource and agricultural-based occupations such as logging, mining, or farming. It has also traditionally been a retirement and recreational destination where many people do not work and/or live in the area full-time. Moving forward, it is recommended that these trends remain, and all large industrial and commercial activity should be directed to incorporated municipalities with infrastructure to support these uses.

Skanawan has several small home occupation type businesses and several larger businesses with a small number of employees. Other than the non-metallic mining operations, there are no other large scale industrial or commercial activities. Some examples of small businesses include auto repair, camping, a restaurant, storage, and construction. Currently, Skanawan does not have any designated zoning for business or industrial/commercial parks or corridors. This is not to say that future businesses are not allowed under current zoning. The Town supports future rural small business growth and will entertain and review the potential for zoning changes in designated areas. To help the Township to understand what types of businesses are currently in operation and where they are located, the Town will consider conducting an inventory of all existing businesses.

As stated in Skanawan’s vision statement, the Town wants to encourage new and maintain existing small home-occupation type businesses. A home occupation business is defined as, “Any occupation or business use, full- or part-time, conducted within a dwelling or an accessory structure, or both, by a resident of the property.

Overall, the Town seeks to direct its economy around rural and agricultural-resource related businesses. Skanawan is only interested in attracting and retaining the commercial and industrial uses that do not require public water or sanitary sewer services. The table below summarizes the strengths and weaknesses related to economic development in the Town of Skanawan.

## Town of Skanawan Strengths and Weaknesses for Economic Development

Strengths	Weaknesses
Convenient access to US Hwy 51, I-39, and the City of Tomahawk	Lack of public water and sewer service coupled with the need to protect ground and surface water from additional on-site wastewater treatment facilities
Available undeveloped land	Large expanses of wetlands and floodplain
Recreational and tourism assets	Limited local resources to fund infrastructure
Remote, rural living amenities	Increasingly aging population with mobility needs
Vast and pristine natural resources	

## Economic Development Goals and Objectives

### Goal

1. Encourage economic development opportunities appropriate to the resources, character, and service levels in the Town.

### Objectives

1. Require the disclosure of any soil or groundwater contamination on sites before approving development proposals.
2. Support home-based and small businesses where there will be minimal impact on surrounding properties, the integrity of farming, or natural resource protection.
3. Promote agri-tourism to highlight the areas agricultural and natural resources (snowmobiling, wineries, orchards, campgrounds, greenhouses, specialty animal farms, and canoe/kayak opportunities). Connect future agri-tourism locations with other tourism destinations within the Town and County.
4. Leverage local tourism amenities such as the various lakes and streams, hiking trails, snowmobile trails, bicycling, and camping.

# Chapter 10: Intergovernmental Cooperation

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The Town of Skanawan recognizes the importance of intergovernmental cooperation with neighboring Townships, in addition to the County, State, and Federal governments. Intergovernmental cooperation is a critical component of the planning process and future wellbeing of the Town. Local services and planning strategies are only strengthened by cooperative relationships. Today, the Town utilizes many cooperative agreements to provide property owners with various services as detailed in the Utilities and Community Facilities Chapter above.

## Town of Skanawan

In 2001, the Town of Skanawan hired Vandewalle & Associates to write its Land Use Plan in accordance with Wisconsin Act 9 and Wis. Stat. 66.1001. The plan features all nine required elements and produced the goals, objectives, policies, and recommendations that the Town has pursued between 2001-2020. This Plan reflects many of those same initiatives, with strategic updates to the data, mapping, and text.

## Lincoln County

In 2001, Lincoln County hired Vandewalle & Associates to write its comprehensive plan in conjunction with the Town of Skanawan's Plan. In 2012, the plan was updated by the North Central Wisconsin Regional Planning Commission. This substantive update to the plan reflected many changes to the goal, objectives, policies, recommendations, and implementation action items. In 2020, the County was in the process of producing a full update of the plan.

## Surrounding Towns

The Town of Skanawan shares borders with the Towns of Birch, Harrison, Bradley, and King. As the County updates its Comprehensive Plan in 2020, each Town was also invited to update their plans. Through the County's update process, each plan will be evaluated to confirm that Future Land Use maps, especially along jurisdictional boundaries, are not in conflict.

## City of Tomahawk

In 2017, the City of Tomahawk, with assistance by the North Central Wisconsin Regional Planning Commission updated its Comprehensive Plan (2006). Many of the City's goals, objectives, and policies align with the Town of Skanawan's Plan in relation to protection of natural resources, maintaining the character of the area, and fostering new commercial and industrial development in the City. While the City's Extraterritorial Jurisdiction (1.5 miles around the City's existing municipal boundary) extends into the Town of Skanawan, there is no planned conflict with the Town's Plan at this time. To note, the City's Future Land Use Map does plan for future commercial adjacent to the Town's western boundary surrounding US-51.

## Important State Agency Jurisdictions

The Wisconsin Department of Transportation's (WisDOT) North central Region office, located in Rhinelander, serves all of Lincoln County. The Wisconsin Department of Natural Resources (WisDNR) provides service to all Lincoln County residents out of its Northern Regional office in Rhinelander. The Department of Agriculture, Trade and Consumer Protection (DATCP) is the state agency which administers the state's Farmland Preservation Program. There are no apparent conflicts between state plans and policies and this Town plan.

## School District

Town residents are served entirely by the Tomahawk School District located in the City of Tomahawk. There are no conflicts between School District plans and this Plan.

# Intergovernmental Cooperation Goals and Objectives

## Goal

1. Establish mutually beneficial intergovernmental relations with surrounding jurisdictions, for siting public facilities and sharing public services.

## Objectives

2. Continue to cooperate with Lincoln County on implementation of this Comprehensive Plan and on shared public services (e.g., zoning, sheriff, etc.).
3. Recognize the extraterritorial jurisdiction of the City of Tomahawk and cooperate on mutual planning efforts for that area.
4. Work with surrounding communities and Lincoln County to encourage an orderly, efficient land use pattern that conserves natural resources and minimizes conflicts between urban and rural uses.
5. Provide a copy of this Comprehensive Plan to all surrounding local governments and the County for inclusion in the Lincoln County Farmland Preservation Plan and Lincoln County Comprehensive Plan.
6. In coordination with neighboring communities, work with the Tomahawk School District through periodic communications and meetings to assure that the Town's interests are represented in district decisions that affect Town residents.
7. Participate in regional planning efforts and coordinate all planning activities with neighboring communities and Lincoln County.
8. Work with County and local governments on common problems or issues that are of concern to all.

# Chapter 11: Land Use

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The Land Use Chapter provides the guide to existing land uses and future preservation and development decisions over the next 20 years. The following details each land use category and the Town’s land use goals and objectives.

For the most part, the Town of Skanawan is zoned Rural Lands “4 per 40” (RL4), except for areas around Silver Lake zoned Rural Residential 40,000 (RR2). The RL4 District is intended to conserve rural character and promote continued low-intensity and open space uses in areas not envisioned for intensive agricultural or commercial forestry. The RR2 District is intended for single- and two-family dwellings on relatively small rural lots, along with compatible home occupations, small scale institutional and recreational uses, and low intensity agricultural uses.

## Existing Land Use

The Town is currently a collection of several different land uses. On the Existing Land Use map, these categories indicated how land was being used at the time this Plan was written.

### Agriculture/Open Lands

This designation includes privately owned lands, predominantly in agricultural production or open space use, and typically 35 acres or greater in size.

### Commercial

This designation includes mainly small businesses such as auto repair, camping, restaurants, storage, and construction.

### Governmental/Institutional

This designation includes existing public and quasi-public buildings and uses, including churches, schools, cemeteries, town hall buildings, and utility facilities.

### Industrial

This designation includes the related activities surrounding non-metallic mining operations.

### Private Recreation

This designation includes existing tourist-oriented or local recreation development including campgrounds, RV parks, resorts, private golf courses, racetracks, ski hills, and archery and trap ranges, seasonal restaurants, and recreationally-oriented, small-scale retail and service uses.

### Public Forest

This designation includes existing forest lands owned by a state, county, town, city, university or school district and devoted to mainly forestry and other compatible uses.

### Residential

This designation includes mainly existing single-family residential development not served by public sanitary sewer service, including recorded subdivisions.

### Woodlands

This designation includes privately owned lands, predominantly forested, that may be in a commercial forest production, seasonal residential, or recreational-type use.

### Surface Water

This designation includes lakes, rivers, and perennial streams.

### Active Extraction Sites Greater Than 1 Acre

This designation is for sites in current uses such as quarries, gravel pits, clay extraction, peat extraction and related uses greater than 1 acre. See the Non-Metallic Mining section below for more detailed information on existing and future extraction uses.

## Existing Land Use Pattern

The majority of the Town of Skanawan is forested with large tracks of wetland and floodplain. Forestland in the County Forest system comprises a mile-wide strip along the entire eastern boundary of the Town. This land is designated as Public Forest on Map 2. The remainder of the forestland is held under private ownership (designated as Woodlands). The central portion of the Town and an area around Skanawan Lake are used for agricultural purposes. Additionally, there are multiple non-metallic mining operations (gravel pits), along with several private and/or one-time use gravel pits in the Town.

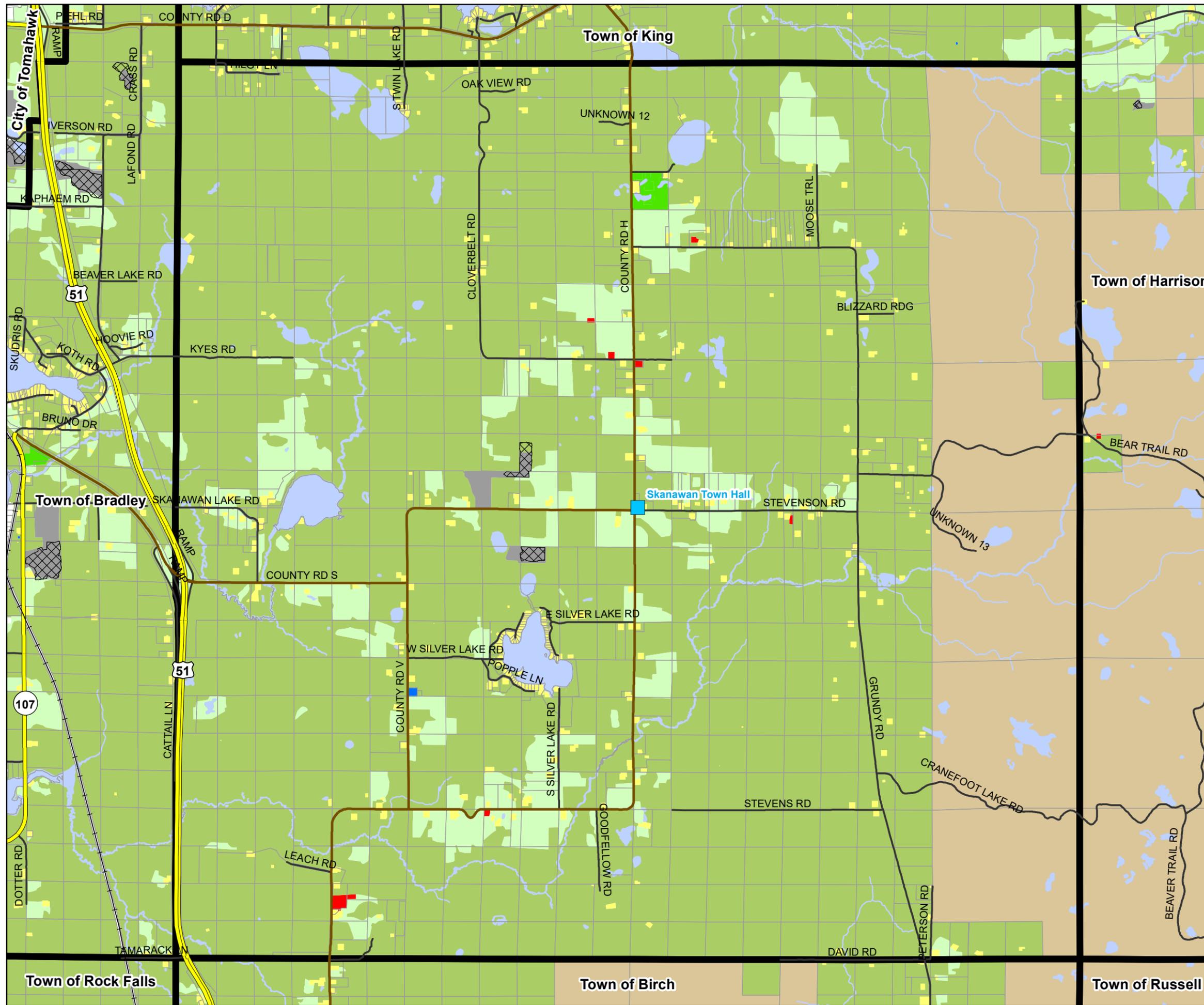
Most of the developed lands within the Town of Skanawan are used for single-family residences. The densest being the subdivisions and small clusters of lots concentrated on waterfront properties around Silver Lake. Other single-family residents are in scattered clusters located near other lakes in the Town, and along Town and County roads. Some small commercial, institutional, and private recreation uses are also scattered throughout the Town.

## Table of Existing Land Use Totals

Existing Land Use	Acres	Percent
<b>Agriculture/Open Lands</b>	1,665	7.2%
<b>Commercial</b>	12	0.1%
<b>Governmental / Institutional</b>	3	0.0%
<b>Extraction Sites</b>	53	0.2%
<b>Private Recreation</b>	33	0.1%
<b>Public Forest</b>	3,452	15.0%
<b>Residential</b>	308	1.3%
<b>Right-of-Way</b>	219	0.9%
<b>Surface Water</b>	391	1.7%
<b>Woodlands</b>	16,930	73.4%
<b>Total</b>	23,065	

# Town of Skanawan Existing Land Use

Map 2



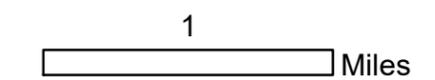
## Existing Land Use

- Agriculture/Open Lands
- Commercial
- Governmental/Institutional
- Industrial
- Private Recreation
- Public Forest
- Residential
- Woodlands
- Surface Water

- Active Extraction Sites > 1 Acre
- Municipal Boundaries
- Parcels
- Skanawan Town Hall

## Transportation

- Local Road
- County Highway
- US or State Highway
- Rail



## Future Land Use Plan Map Descriptions

For towns under County zoning jurisdiction that prepare their own comprehensive plans, the county intends to incorporate the future land use maps and key recommendation of those town plans into the County's Comprehensive Plan. Such town plan materials will be reflected in the County's Comprehensive Plan only after the town plan has been adopted by the town board. Assuming the town board takes action to request inclusion in the County Comprehensive Plan, and the town plan includes a map showing desired future land uses, and the town successfully works with the County to translate it future land use map to the county Future land use categorization scheme.

The County encourages communities to adopt plans that use similar future land use categories as those presented in the Future Land Use map and described in the Land Use chapter of the County Plan. The County respects that communities who prepared plans independently may have prepared recommendations and developed land use regulations/future land use categories that are more detailed than those in the Lincoln County Comprehensive Plan. The County will work with the affected communities to try to make decisions according to those more detailed policies, where they do not conflict with the County Plan, other County ordinances and State Statutes.

The land use designations shown on the Town of Skanawan Future Plan Land Use Map are designed to reflect both desired land use and development character.

### Agriculture

This designation includes privately owned lands, predominantly in agricultural production, with each single area mapped in that designation sized 35 acres or more. Appropriate uses include agricultural and related uses including livestock grazing; dairy farming; cropland uses; orchards; cranberry bogs, exotic animal farms; and specialty Christmas tree growing and harvesting, and incidental display or sales uses. These are priority areas for agriculture. Other appropriate uses include incidental display and sales of agricultural products, farm family residences associated with the farm operation; additional single family residences not exceeding a density of one new non-farm residence per 35 gross acres owned; associated home occupations and small family businesses which do not interfere with the interests of adjacent property owners; and agricultural related businesses such as implement dealerships, feed operations, greenhouses, garden centers, and display and sales of agricultural products produced on site. Within some areas under this map designation, existing development at slightly greater densities may already be in place. This land use category most closely aligns with the Lincoln County "Agriculture" Future Land Use category.

### General Business

This designation includes existing and planned medium quality indoor and outdoor retail and commercial service uses with moderate attention to building and site design, landscaping, and signage. This land use category most closely aligns with the Lincoln County "General Business" Future Land Use category.

### Governmental/Institutional

This designation includes existing and future public and quasi-public buildings and uses, including churches, schools, cemeteries, town hall buildings, and utility facilities. This land use category most closely aligns with the Lincoln County "Institutional" Future Land Use category.

### Private Forest

This designation includes privately owned lands, predominantly forested, with each single area mapped in that designation sized 35 acres or more. Appropriate uses include commercial forest production and processing; seasonal residences; public access motorized and non-motorized recreational uses where permitted by the Forest Crop Law or Managed Forest programs; and private non-commercial recreational uses. Certain lands within this designation may become available for acquisition as public forest over the 20-year planning period. Within some areas mapped within

this designation, there may be existing development that does not meet this description. This land use category most closely aligns with the Lincoln County “Private Forest” Future Land Use category.

#### **Private Recreation**

This designation includes existing and planned tourist-oriented or local recreation development including campgrounds, RV parks, resorts, private golf courses, race tracks, ski hills, and archery and trap ranges, seasonal restaurants, and recreationally-oriented, small-scale retail and service uses. Design of new buildings and uses in “Private Recreational” areas should generally reflect the community’s “northwoods” character, and should include generous landscaping and limited signage. This land use category most closely aligns with the Lincoln County “Private Recreation” Future Land Use category.

#### **Public Forest**

This designation includes existing and planned forest lands owned by a state, county, town, city, university or school district and devoted to multiple forestry, recreational, mineral extraction, and other compatible uses. This land use category does not include lands specifically designated or appropriate for public parks, scenic areas, conservation areas, or recreation areas. This land use category most closely aligns with the Lincoln County “Public Forest” Future Land Use category.

#### **Rural Lands**

This designation includes privately owned undeveloped lands, small woodlots, grasslands, and open lands at times not in active agricultural or commercial forestry use, with each single area mapped in that designation sized 20 acres or more. Continued open space uses (including farming and forestry) are generally recommended for these areas. Appropriate development includes seasonal and permanent single family residences not exceeding a density of one new residence per 20 gross acres owned, associated home occupations and small family businesses which do not interfere with the interests of nearby property owners, and the keeping of animals in numbers appropriate to the size of the lot. Within some areas under this map designation, existing development at slightly greater densities may already be in place. This land use category most closely aligns with the Lincoln County “Rural Lands” Future Land Use category.

#### **Rural Single - Family Residential (includes existing lakeshore residential development)**

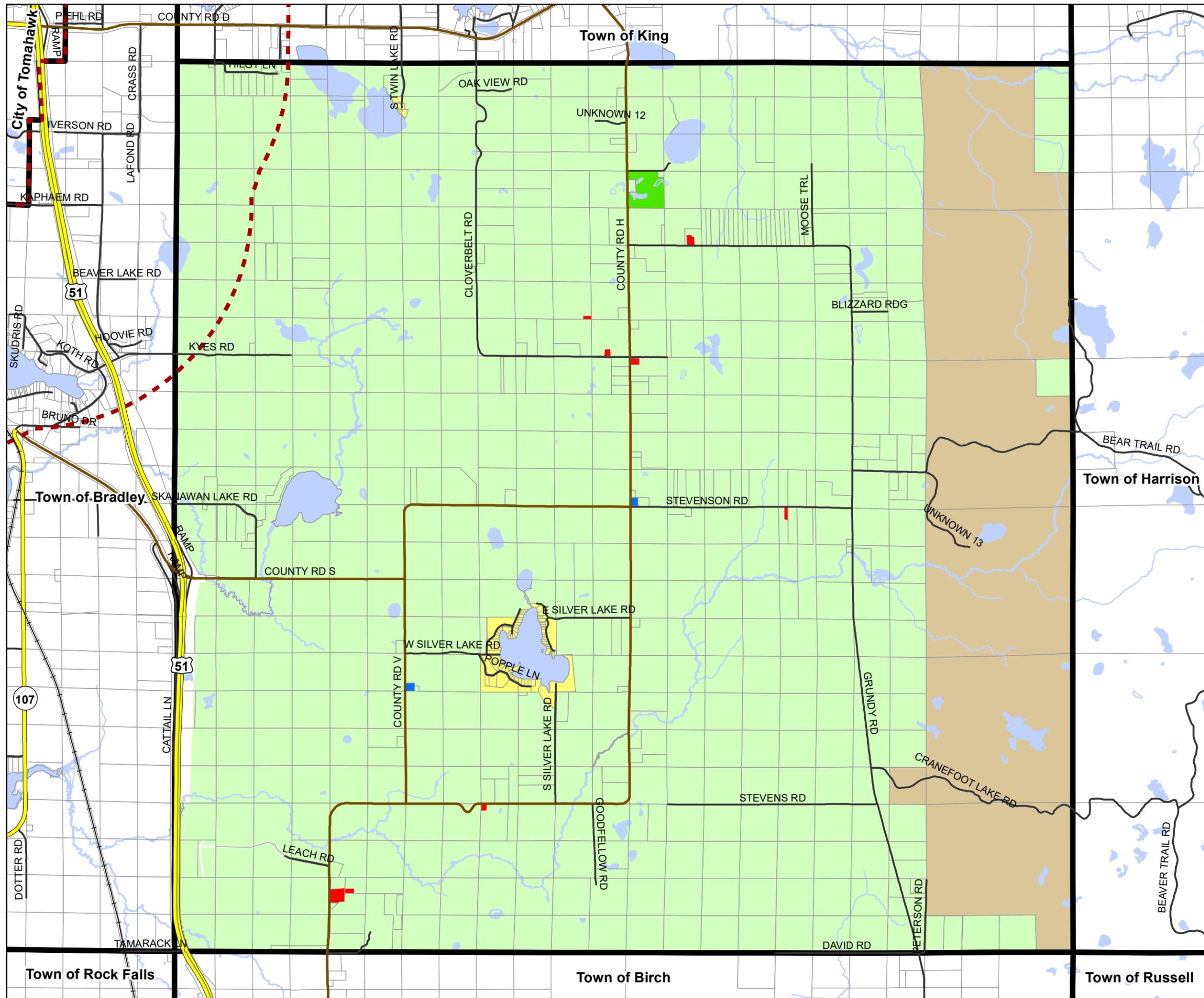
The Rural Single-Family Residential category is designated for areas of development near South Twin Lake and around Silver Lake. It includes existing and planned single-family residential development not served by public sanitary sewer service, including recorded subdivisions. Development should be between one dwelling unit per 30,000 square feet and one dwelling unit per 10 gross acres, with an emphasis on lots towards the lower end of this range. This land use category most closely aligns with the Lincoln County “Rural Single-Family Residential” Future Land Use category.

#### **Surface Water**

This designation includes lakes, rivers, and perennial streams.

# Town of Skanawan Future Land Use

Map  
3



### Future Land Use

- Rural Lands
- Governmental/Institutional
- Public Forest
- Rural Single Family Residential
- General Business
- Private Recreation
- Private Forest
- Agriculture
- Surface Water

- Municipal Boundaries
- City of Tomahawk  
Extra-Territorial Area

### Transportation

- Local Road
- County Highway
- US or State Highway
- Rail



## Non-Metallic Mining

In recent years, Town residents have become increasingly concerned with the presence and operation of the existing non-metallic mining operations in Skanawan because of possible operation expansion (increasing the existing gravel pit size and adding future processing operations). Town residents have expressed these concerns and opposition to any increased non-metallic mining activity through normal and special Town Board meetings, public petitions, newspaper articles, television coverage, and the Comprehensive Plan survey. Mainly, these concerns center around increased traffic and safety; the possibility of new washing operations, concrete plants, high capacity wells, and asphalt operations; management, maintenance, enforcement, and reclamation; noise, dust, and pollution of the operation; effects on property values; and others.

Most of the Town of Skanawan is zoned Rural Lands “4 per 40” (RL4) except for areas around Silver Lake which are zoned Rural Residential 40,000 (RR2). Within the RL4 Zoning District, non-metallic extraction uses are a permitted conditional use. This means that a new non-metallic mining operation is allowed with a Conditional Use Permit in most of the Town if the owner complies with and proves that it can meet a set of performance criteria as detailed in the Lincoln County Zoning Ordinance and the Town of Skanawan Non-Metallic Mining Ordinance. Depending on how long the existing mines have been operating, they may or may not be adhering to these performance criteria right now. Section 17.3.08(10) of the Lincoln County Zoning Ordinance defines the non-metallic extraction land use and specifies the requirements of obtaining a Conditional Use Permit. Some of the requirements set by the County ordinances are as follows:

- A written description of the proposed operations.
- A complete site/operation plan map.
- An erosion control plan.
- A WisDNR approved NR153 reclamation plan.
- Must comply with County, State, and Federal regulations.
- Operational activity separation distances.
- Provisions to repair and maintain Town and County roads.
- Control of dust, hours of operation, noise, vibration, mud tracking, etc.

In addition to the Lincoln County Zoning Ordinance, the Town of Skanawan has adopted a Non-Metallic Mining Ordinance (2004). It requires non-metallic mining operations to:

- Apply for a license with the Town that includes a full Operation Plan and discussion at an open Town Board meeting.
- Pay an annual \$300 permit/license fee.
- Licenses are only granted if the operation meets certain conditions such as developing a reclamation plan, limiting hours of operation to between 7:00 am – 5:00 pm Monday – Friday, establishing safety setbacks, maintenance and repair of roads, and environmental regulations.

Throughout the planning process, concerns were raised regarding non-metallic mining operations from members of the public. Several could be the basis of additional performance criteria further explored and analyzed by the Town to **potentially** address within the Town’s Non-Metallic Mining Ordinance:

- Maximum number of trucks per day
- Time of year operation requirements
- Maximum speed limits on roadways.

- Truck weight limits.
- Dust control both inside the operation and hauling.
- True, honest, and timely documentation from the operating facility.
- Limiting the development of high capacity water wells.
- Limited siting regulations for dredging, washing, screening, or further material preparation.
- Timely and continuous reclamation per WisDNR NR135 requirements.
- Periodic site inspections for compliance and increased enforcement.
- Limiting the development of concrete plants, asphalt operations, or other heavy industrial uses.
- Proof of proper management of the pit and operational waste control and disposal.
- Water pollution monitoring.

Wisconsin Act 67, passed by the State Assembly in 2017, changes zoning laws and more specifically, Conditional Use Permits. It is now required that a municipality must grant a Conditional Use Permit if an applicant meets, or agrees to meet, all of the requirements and conditions specified in the relevant ordinance or imposed by the relevant zoning board. Any such conditions must be related to the purpose of the ordinance and based on substantial evidence. Additionally, the requirements and conditions imposed must be reasonable and, to the extent practicable, measurable.

In the Town, there are several landowners who own land that have registered mineral rights with Lincoln County and the State. These areas cannot be zoned to not allow for non-metallic mining uses nor can they be given a Future Land Use category that does not allow non-metallic mining uses.

To note, there are several small-scale private and one-time use gravel pits in Skanawan. These operations are also subject to a Conditional Use Permit and adherence to the County's Ordinance regarding permitting and reclamation. These uses are to be considered by the Town Board on a case by case bases.

## Non-Metallic Mining Objectives

1. Amend Town Ordinances to include easily enforceable, understood, and measurable controls of non-metallic mining operations.
2. Strive to keep the lines of communication open between the Town, residents, and non-metallic mining operations and request acceptable and safe practices for all.
3. Confirm that all mining operations in the Town be WisDNR compliant and adhere to the Wisconsin Nonmetallic Mining Reclamation NR153 regulations.
4. Continue to research and gather information on non-metallic mining impacts and the existing operations within the Town, in addition to exploring options to address those concerns in the future and working with the County on any future related Zoning Ordinance changes.
5. Each new non-metallic mining Conditional Use Permit application submitted should be evaluated on a case by case basis and evaluated based on the vision, goals, objectives, and recommendations of this Plan, impact to the Town's tax base, and impact to existing natural resources and recreational amenities.

## Appearance and Aesthetics

In order to maintain the character of the Town, it is important to consider property maintenance, appearance, and aesthetics. Poorly maintained, neglected, and/or "cluttered" properties, in addition to improper disposal of waste or hazardous materials have an effect on the overall character and appearance of Skanawan, along with concerns of

safety and health. To combat this issue, it is recommended that increased enforcement in these areas take place. This is most cost effectively done through property owners monitoring and reporting activity to the Town Board or County. Protecting the character and environment of the Town of Skanawan is of the utmost importance.

## Township Ordinances

The Town of Skanawan has ordinances that were enacted to maintain the vision of the Town and keep the public safe. Over the next 20 years, the Town Board will continually monitor the state of the Town, the wishes of the public, and act responsibly to create or amend ordinances in aligning with this Plan and protecting the safety of the Town residents. It is also recommended that all Town Ordinances be posted on the Town’s website to improve accessibility of the documents.

## Land Use Goal and Objectives

### Goal

1. Develop and maintain an efficient and sustainable land use pattern.

### Objective

1. Ensure that a desirable mix of land uses consistent with the Town’s character is achieved.
2. Encourage collaboration between the Town of Skanawan, Lincoln County, and neighboring jurisdictions with regard to planning initiatives and development policies. Continue to maintain the existing relationship between the Town and County.
3. Direct intensive future development to incorporated municipalities, including large subdivisions or large-scale commercial and industrial operations where public sewer and water, local road access, and stormwater facilities are present to accommodate such uses.
4. Maintain communication with farmers, residents, and other property owners on ways to protect the land from possible threats.
5. Focus on enforcing all ordinances whether they be County or Town Ordinances, as applicable to the fullest extent of the law.
6. In the future, changing conditions may warrant zoning amendments within the Town of Skanawan because the intended use not permitted within the Zoning Ordinances or the Town has foresight to identify a future need. Lincoln County does have specific ordinances that define the legislative process for zoning amendments. Each instance will be on a case-by-case basis and evaluated based on the vision, goals, objectives, and recommendations of this Plan.

# Chapter 12: Plan Adoption, Monitoring, and Implementation

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## Plan Adoption

A first step in implementing the 2020 Town of Skanawan Comprehensive Plan is making sure that it is adopted in a manner which supports its future use for more detailed decision making. The Town included all necessary elements for this Plan to be adopted as a “Smart Growth” plan under the state’s comprehensive planning statute. Section 66.1001(4), Wisconsin Statutes, establishes the procedures for the adoption of a “Smart Growth” comprehensive plan. The Town followed these procedures in adopting this Plan.

Because this Plan will serve as a component of the Lincoln County Farmland Preservation Plan and Comprehensive Plan, it should be reviewed and approved by the County.

## Plan Review, Recordkeeping, and Distribution

This Plan will only have value if it is used, understood, and supported by the community. It is critical that the Town make concerted efforts to increase community awareness and education of this Plan. To this end, efforts may include:

- Prior to the Town’s next 10-year update, as determined by the Town Board, surveys will be distributed to residents and landowners. The goal of the surveys will be to provide community members with an opportunity to express their opinions and help gauge the Town’s performance in implementing this Plan.
- Annually reviewing and assessing the Plan by reviewing performance against the implementation steps and timeframe described in the Implementation Action Items Table and Recommendations. This review will appear on the agenda of a regular Town Board meeting in late summer or early fall, in advance of the budget process. The Town Board will hold a public hearing at the meeting in which the review is held. This meeting should also include the Planning Commission and interested members of the public. Resident participation in this review should be actively solicited by public notice, and public input allowed at the meeting at which the review is held. Any need for specific changes to the Plan in response to changes in the factors on which it was based could be addressed at this review. Amendments to the Plan will be made in accordance with the procedures described in the Plan Amendments section below.
- Keeping and maintain easily accessible records of this Plan, both digitally and hard copies. These records should include copies of all previous plans, any plan amendments or full updates, reasons for the amendment or update, and dates of the amendment or update.
- Prominently displaying the Plan, maps, and other materials in Town offices, gathering places, and online.
- Encouraging all existing and future Town Board members and Town Plan Commission members to become familiar with and use the Plan in their decision making.

## Plan Amendments

Amendments to this Comprehensive Plan may be appropriate in the years following initial plan adoption and in instances where the Plan becomes irrelevant or contradictory to emerging policy or trends. “Amendments” are generally defined as minor changes to the Plan maps or text. In general, this plan should be specifically evaluated for potential amendments every ten years. Frequent amendments to accommodate specific development proposals should be avoided.

The State comprehensive planning law requires that the Town use the same basic process to amend, add to, or update this Comprehensive Plan as it used to initially adopt the Plan. This does not mean that new vision forums need to be held, old committees need to be reformed, or recent relationships with nearby communities need to be

reestablished. It does mean that the procedures defined under Section 66.1001(4) and Chapter 91, Wisconsin Statutes, need to be followed. Specifically, the Town should use the following procedure to amend, add to, or update the Comprehensive Plan:

- Either the Town Board or Plan Commission initiates the proposed Comprehensive Plan amendment. This may occur as a result of a regular Plan Commission review of the Plan, or may be initiated at the request of a property owner or developer.
- The Town Board adopts a resolution outlining the procedures that will be undertaken to ensure public participation during the Plan amendment process (see Section 66.1001(4)a of Statutes and model resolution included in this Comprehensive Plan).
- The Town Plan Commission prepares or directs the preparation of the specific text or map amendment to the Comprehensive Plan.
- The Town Plan Commission holds one or more public meetings on the proposed Comprehensive Plan amendment. Following the public meeting(s), the Plan Commission makes a recommendation by resolution to the Town Board by majority vote of the entire Commission (see Section 66.1001(4)b of Statutes and model resolution in this Plan).
- The Town Clerk sends a copy of the recommended Plan amendment (not the entire comprehensive plan) to all adjacent and surrounding government jurisdictions and the County as required under Section 66.1001(4)b, Wisconsin Statutes. These governments should have at least 30 days to review and comment on the recommended Plan amendment. Nonmetallic mine operators, any person who has registered a marketable nonmetallic mineral deposit with the local government, and any other property owner or leaseholder who has requested notification in writing must be informed through this notice procedure. These governments and individuals should have at least 30 days to review and comment on the recommended Plan amendment.
- The Town Clerk directs the publishing of a Class 1 notice, with such notice published at least 30 days before a Town Board public hearing and containing information required under Section 66.1001(4)d, Wisconsin Statutes.
- The Town Board holds the formal public hearing on an ordinance that would incorporate the proposed Plan amendment into the Comprehensive Plan.
- Following the public hearing, the Town Board approves (or denies) the ordinance adopting the proposed Plan amendment. Adoption must be by a majority vote of all members. The Town Board may require changes from the Plan Commission recommended version of the proposed Plan amendment.
- The Town Clerk sends a copy of the adopted ordinance and Plan amendment (not the entire Comprehensive Plan) to all adjacent and surrounding government jurisdictions, nonmetallic mine operators, any person who has registered a marketable nonmetallic mineral deposit with the local government, and any other property owner or leaseholder who has requested notification in writing as required under Sections 66.1001(4)b and c, Wisconsin Statutes.
- The Town Clerk sends copies of the adopted Plan amendment to Lincoln County for incorporation in the Farmland Preservation Plan and County Comprehensive Plan.

## Plan Update

The State comprehensive planning law requires that this Comprehensive Plan be updated at least once every ten years. As opposed to an amendment, an update is often a substantial re-write of the plan document and maps. Further, on January 28, 2020, all decisions related to zoning, subdivisions, and official maps will need to be consistent with this Comprehensive Plan. Based on these two deadlines, the Town intends to update its Comprehensive Plan before the year 2030 (i.e., ten years after 2020), at the latest. The Town will continue to monitor any changes to the language or interpretations of the State law over the next several years.

To note, this Plan can be amended anytime using the process stated above if changing conditions warrant.

## Implementation Action Items

Below is a detailed list and timeline of the major actions that the Town should complete to implement this Plan. Often, such actions will require substantial cooperation with others, including County government and local property owners.

Implementation Timeframe	Program/Recommended Action
<b>In Progress</b>	Continue to participate to the full extent allowed by law in the County zoning process to assure that Town desires are brought forward in zoning decisions.
<b>In Progress</b>	Maintain cooperative agreements with Lincoln County, neighboring Towns and Villages, and the Tomahawk Volunteer Fire Department for police, fire, rescue, library, senior citizen, and other services.
<b>In Progress</b>	Continue to gather information on non-metallic mining impacts and the existing operations within the Town.
<b>0-1 years</b>	Adopt a Town Ordinance establishing a Town Plan Commission. Appoint the Plan Commission to be responsible for reviewing and recommending Town Board actions on development proposals, ordinances, and long-range planning issues.
<b>0-3 years</b>	Post all Town Ordinances, Town Plans, meeting agendas, and meeting minutes on the Town website. Continue to regularly maintain and update the website.
<b>0-3 years</b>	Work with Lincoln County to make strategic updates to the County's Zoning Ordinance overtime that help implement the recommendations of this Plan.
<b>0-3 years</b>	Educate and encourage Town residents to periodically test their groundwater quality in order to monitor local groundwater supply. Testing will establish a baseline for water quality condition and can be used for trending.
<b>0-3 years</b>	Provide information and links on the Town website and educate Town residents on the services provided through the Aging and Disability Resource Center of Central Wisconsin, Housing Authority of Lincoln County, North Central Community Action Program, and other related housing agencies.
<b>0-3 years</b>	Research and develop a guide to starting a home-based, small business, or agri-tourism business in the Town. Place the guide on the website and educate Town residents on the opportunities available.
<b>0-3 years</b>	Reevaluate and potentially amend the Town's Non-Metallic Mining Ordinance to address the impacts discovered through the information gathering process.
<b>0-3 years</b>	Increase enforcement of all ordinances whether they be County or Town Ordinances through coordination and communication with the Lincoln County Zoning Administrator, Town residents, and the Town Board.
<b>0-3 years</b>	Research and consider developing a driveway ordinance and design standards to encourage the appropriate siting of homes in areas where limited development is proposed.
<b>0-3 years</b>	Work with local service providers, neighboring jurisdictions, and Lincoln County to identify existing gaps in broadband access in the Town.
<b>5+ years</b>	Participate in any future updates of the Lincoln County Comprehensive Plan, Farmland Preservation Plan, Land and Water Resource Management Plan, and 5-Year Outdoor Recreation Plan.

# Appendix A: Survey Responses

## 1. What are the most important reasons for you and your family to live and/or own property within the Skanawan Township?

	Response	Total
Agricultural and farming opportunities	7.50%	15
Liked the house	7.50%	15
Liked the site/property	46.00%	92
Cost of home	6.50%	13
Rural atmosphere	44.00%	88
Close to natural resources (water, woodlands, wetlands, etc.)	58.50%	117
Town's land use policies	5.00%	10
Natural beauty	37.50%	75
Near family and friends	19.50%	39
Removed from large metropolitan areas	25.50%	51
Nature-based recreational opportunities	39.50%	79
Property tax level	15.00%	30
Quality residential areas	2.50%	5
Near job	4.00%	8
Other (please specify)		13
<b>Answered</b>		<b>200</b>
<b>Skipped</b>		<b>2</b>

### Summary of Written Comments:

- Many of the comments related to the area's natural resources or family-ties that were the most important to them.

## 2. Is Skanawan providing adequate opportunities for open communication and expression regarding public concerns?

Answer Choices	Responses	
Strongly agree	20.40%	41
Agree	49.25%	99
Disagree	13.43%	27
Strongly disagree	4.48%	9
No opinion	12.44%	25
Other (please specify)	0.00%	0
<b>Answered</b>		<b>201</b>
<b>Skipped</b>		<b>1</b>

### Summary of Written Comments:

- Some comments focused on the issues in the past but recognized that things are getting better now. Others would still like more engagement through the website, meetings, and broader overall feedback.

**3. Does Skanawan provide adequate opportunity for access to items like Town Ordinances, Land Use Plans, etc.?**

Answer Choices	Responses	
Strongly agree	13.00%	26
Agree	46.50%	93
Disagree	11.00%	22
Strongly disagree	4.50%	9
No opinion	24.00%	48
Other (please specify)	1.00%	2
<b>Answered</b>		<b>200</b>
<b>Skipped</b>		<b>2</b>

Summary of Written Comments:

- Many comments focused on the need to organize Town documents, get them on the website, and make sure that they are up to date.

**4. What do you feel is the most important single goal that Skanawan needs to focus on?**

<b>Answered</b>	<b>167</b>
<b>Skipped</b>	<b>35</b>

Summary of Written Comments:

- Several of the community's most important goals for the Town's future were to maintain the existing rural character, preserve natural beauty through protecting natural resources, proper land use planning, and keeping taxes low.

**5. Is the current Town website adequate to provide needed information?**

Answer Choices	Responses	
Strongly agree	5.61%	11
Agree	31.63%	62
Disagree	9.18%	18
Strongly disagree	8.67%	17
No opinion	40.82%	80
Other (please specify)	4.08%	8
<b>Answered</b>		<b>196</b>
<b>Skipped</b>		<b>6</b>

Summary of Written Comments:

- Most comments sought more information on the website and to make sure that it is organized and maintained.

**6. Is Skanawan providing enough protection to preserve open spaces, agricultural interests, recreational opportunities, and forestry?**

<i>Answer Choices</i>	<b>Responses</b>	
	<i>Strongly agree</i>	11.17%
<i>Agree</i>	50.25%	99
<i>Disagree</i>	8.12%	16
<i>Strongly disagree</i>	3.05%	6
<i>No opinion</i>	20.30%	40
<i>Other (please specify)</i>	7.11%	14
<b>Answered</b>		<b>197</b>
<b>Skipped</b>		<b>5</b>

Summary of Written Comments:

- Many respondents wrote in that ordinances need to be updated and maintained long-term.

**7. What is your vision for the future of Skanawan over the next 10 to 20 years?**

	<b>Response</b>		<b>Total</b>
	Farmland preservation	14.36%	28
Job/employment growth	3.08%	6	6
Maintain rural character	81.54%	159	159
Residential growth	18.97%	37	37
Affordable housing	7.69%	15	15
Improved roadway infrastructure	25.64%	50	50
Open space and forest preservation	40.51%	79	79
Grow tourism	2.56%	5	5
Other (please specify)			23
	<b>Answered</b>		<b>195</b>
	<b>Skipped</b>		<b>7</b>

Summary of Written Comments:

- In terms of additional comments, respondents focus was on internet access, road maintenance, balanced land use and property rights, and maintain rural character.

**8. List any environmental concerns you have either present or future.**

<b>Answered</b>	<b>129</b>
<b>Skipped</b>	<b>73</b>

Summary of Written Comments:

- Environmental concerns centered on gravel mining operations, ground water and air quality, residents storing potentially hazardous equipment, and future loss of natural resources.

**9. What do you feel is Skanawan's strengths?**

<b>Answered</b>	<b>142</b>
<b>Skipped</b>	<b>60</b>

Summary of Written Comments:

- The community’s strengths focused on the rural atmosphere, natural beauty, remote and peaceful location, and the Town’s residents.

**10. What do you feel is Skanawan's weaknesses?**

<b>Answered</b>	<b>131</b>
<b>Skipped</b>	<b>71</b>

Summary of Written Comments:

- The community’s weaknesses centered on road conditions, gravel mining operations, and internet access.

**11. Which statement most agrees with your view?**

	Responses	
People should be able to do whatever they want with land they own, even if it may negatively impact the surrounding area.	22.67%	39
Town government has the responsibility to protect the interest of neighboring property owners and community.	77.33%	133
<b>Answered</b>	<b>172</b>	

Summary of Written Comments:

- Most of the comments related to the need for a balance between these two options.

**12. The Town of Skanawan is mostly an agricultural and forestry community. Should the Town continue to preserve this way of life in the future?**

Answer Choices	Responses	
Strongly agree	57.79%	115
Agree	32.16%	64
Disagree	3.52%	7
Strongly disagree	1.01%	2
No opinion	3.02%	6
Other (please specify)	2.51%	5
<b>Answered</b>	<b>199</b>	
<b>Skipped</b>	<b>3</b>	

Summary of Written Comments:

- Respondents wrote in about non-metallic mining operations, future commercial development, and farmland preservation.

**13. Would you want a housing subdivision or multiple dwelling units on or near your property?**

	Responses	
Strongly agree	2.49%	5
Agree	5.47%	11
Disagree	23.38%	47
Strongly disagree	56.72%	114
No opinion	7.96%	16
Other (please specify)	3.98%	8
<b>Answered</b>		<b>201</b>
<b>Skipped</b>		<b>1</b>

Summary of Written Comments:

- Most comments related to proper planning and location, added tax base, and property rights.

**14. Do you feel the Town is doing an adequate job maintaining Town roads?**

	Responses	
Strongly agree	12.06%	24
Agree	58.79%	117
Disagree	14.57%	29
Strongly disagree	4.52%	9
No opinion	7.04%	14
Other (please specify)	3.02%	6
<b>Answered</b>		<b>199</b>
<b>Skipped</b>		<b>3</b>

Summary of Written Comments:

- Comments centered on Grundy Road and truck traffic.

**15. If you live on a gravel road, would you like to see it blacktopped?**

	Responses	
Strongly agree	13.64%	24
Agree	15.91%	28
Disagree	11.93%	21
Strongly disagree	5.68%	10
No opinion	48.30%	85
Other (please specify)	4.55%	8
<b>Answered</b>		<b>176</b>
<b>Skipped</b>		<b>26</b>

Summary of Written Comments:

- Respondents commented on recent projects being completed, Bear Trail, snowplowing, and snowmobiles.

**16. Do you currently have access to internet capabilities at your residence?**

		Responses	
Yes		59.90%	115
No		40.10%	77
<b>Answered</b>			<b>192</b>
<b>Skipped</b>			<b>10</b>

**17. Would you support the Town's decision to financially participate in improving internet services in Skanawan such as new transmitting towers or other possible options?**

		Responses	
Yes		71.12%	133
No		28.88%	54
<b>Answered</b>			<b>187</b>
<b>Skipped</b>			<b>15</b>

Summary of Written Comments:

- Most comments were undecided and how it depends on if the Town could afford it and other details surrounding the process.

**18. Would you be in favor of a new non-metallic mine (gravel pit) opening in Skanawan?**

		Responses	
Strongly in favor		9.79%	19
For it		15.46%	30
Indifferent		12.37%	24
Against it		15.46%	30
Strongly against it		42.27%	82
Other (please specify)		4.64%	9
<b>Answered</b>			<b>194</b>
<b>Skipped</b>			<b>8</b>

Summary of Written Comments:

- A wide variety of comments were submitted for this question from being strongly against it to being strong for it depending on details, location, procedures, and how it effects neighboring properties.

19. The following table lists a series of activities and items that are and/or can be associated with Industrial/Commercial non-metallic mining (gravel pits) operations in Skanawan. Review and check and that hold concern for you. Also, list any additional concerns or comments you may have in the comment section below.

	Activity		Total
New gravel pits	46.67%	84	84
Increase in size of existing gravel pits	43.89%	79	79
Safety concerns for increased truck traffic	62.22%	112	112
Material screening	32.78%	59	59
Materials crushing	37.22%	67	67
Residential water quality	75.00%	135	135
New concrete plant	61.67%	111	111
New asphalt plant	65.00%	117	117
Stock piles of materials brought in for the purpose of recycling such as chunks of used concrete, used asphalt, etc.	47.78%	86	86
Stock piles of new sand, gravel, etc.	33.89%	61	61
High capacity wells	60.56%	109	109
Road damage	71.67%	129	129
Noise control	65.00%	117	117
Dust control for both the operation and hauling	60.56%	109	109
Timely and proper site reclamation per Wisconsin DNR requirements	51.67%	93	93
Proper management of operational waste materials	61.67%	111	111
Reduced residential property values	61.11%	110	110
Material washing	49.44%	89	89
Other (please specify)			36
	<b>Answered</b>		<b>180</b>
	<b>Skipped</b>		<b>22</b>

Summary of Written Comments:

- A wide variety of comments were submitted for this question related to being strongly in favor of adding these provisions, keeping regulations the same, and protecting natural resources.

20. Is snow plowing of your Town road done in a timely manner?

	Responses	
Strongly agree	15.63%	30
Agree	50.00%	96
Disagree	8.33%	16
Strongly disagree	5.21%	10
No opinion	17.19%	33
Other (please specify)	3.65%	7
	<b>Answered</b>	<b>192</b>
	<b>Skipped</b>	<b>10</b>

Summary of Written Comments:

- Most comments agreed but stated that it could be done better.

**21. Should the Town be involved in attracting new business and/or industry?**

Answer Choices		Responses	
	Strongly agree	5.56%	11
	Agree	23.74%	47
	Disagree	26.26%	52
	Strongly disagree	27.78%	55
	No opinion	14.14%	28
	Other (please specify)	2.53%	5
		<b>Answered</b>	<b>198</b>
		<b>Skipped</b>	<b>4</b>

Summary of Written Comments:

- Most comments did not want to see any new industry in the Town.

**22. Should the Town develop ordinances to address the size, types, and the maintenance of signs used to advertise businesses?**

Answer Choices		Responses	
	Strongly agree	23.35%	46
	Agree	37.06%	73
	Disagree	12.18%	24
	Strongly disagree	7.11%	14
	No opinion	18.78%	37
	Other (please specify)	1.52%	3
		<b>Answered</b>	<b>197</b>
		<b>Skipped</b>	<b>5</b>

Summary of Written Comments:

- Comments were a mix of being for it, against it, or having no opinion.

**23. What is your opinion on Skanawan property taxes?**

Answer Choices		Responses	
	Too high	22.73%	45
	Sufficient	68.69%	136
	Too low	1.52%	3
	No opinion	6.06%	12
	Other (please specify)	1.01%	2
		<b>Answered</b>	<b>198</b>
		<b>Skipped</b>	<b>4</b>

**24. What is your age?**

	Response		Total
18-30	2.53%	5	5
31-40	5.05%	10	10
41-50	11.62%	23	23
51-60	25.76%	51	51
61-70	36.87%	73	73
70+	19.70%	39	39
	<b>Answered</b>		<b>198</b>
	<b>Skipped</b>		<b>4</b>

**25. List any other comments or concerns that were not addressed in this survey that you'd like to share with the Town Board.**

<b>Answered</b>	<b>82</b>
<b>Skipped</b>	<b>120</b>

Summary of Written Comments:

- Comments varied widely and included gravel pits, internet access, natural resource protection, appreciation for the survey and public involvement, and the Town Board,