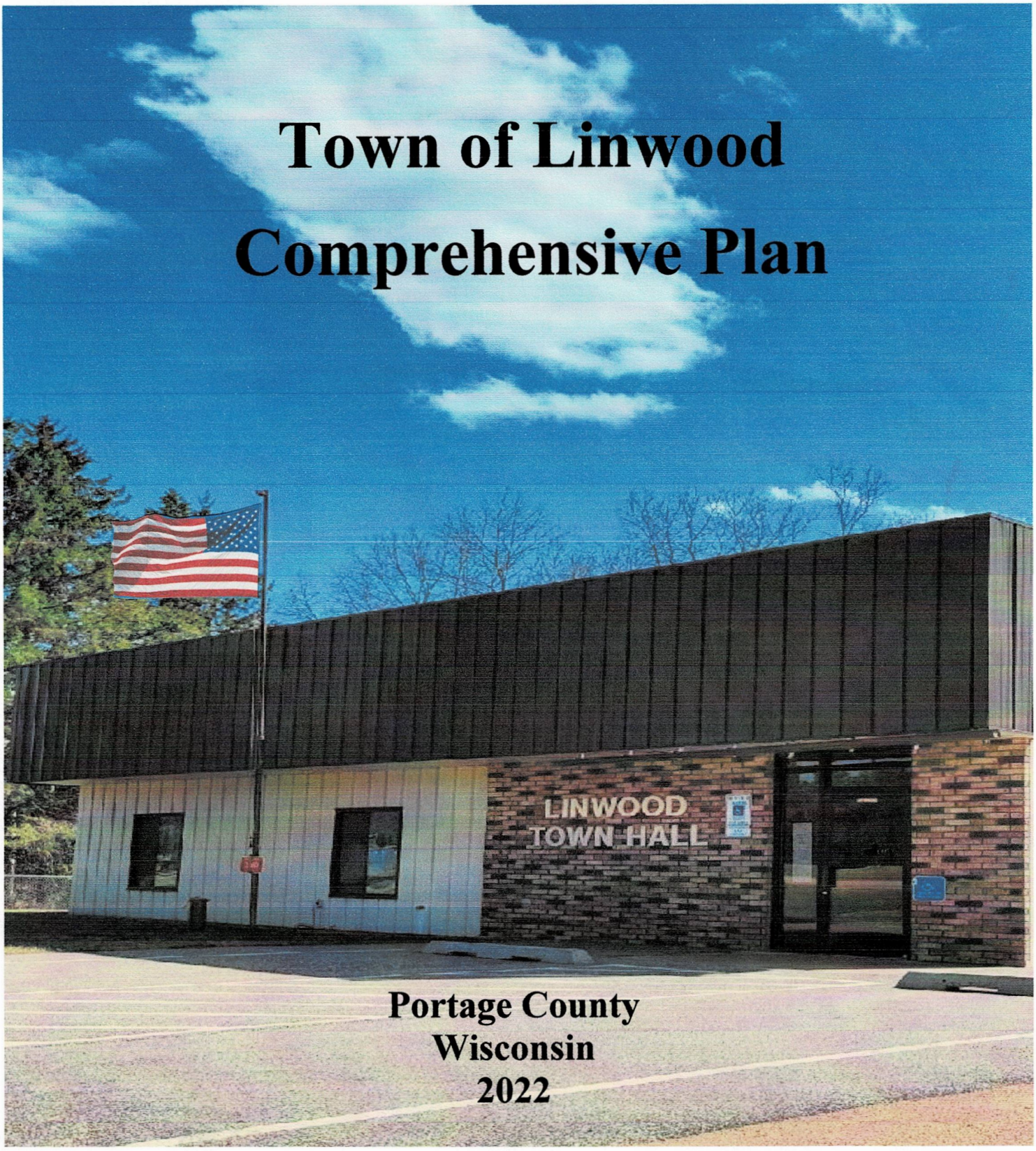
Town of Linwood

Comprehensive Plan



Portage County
Wisconsin
2022

Town of Linwood
Comprehensive Plan 2022

Adopted by the Town Board April 11, 2022

Acknowledgements:

Town of Linwood
Town Plan Commission

Jason Glisczynski, Chairperson
Leonard Jazdzewski
Elaine Jazdzewski
Garth Frost Jr.
Carl Barden
Denise Hulce, Secretary

Town of Linwood
Town Board

Howard Krieski, Chairman
Cheryl Szymanski, Supervisor
Vacant, Supervisor

Denise Hulce, Clerk

Comprehensive Plan Table of Contents

Introduction ……..... 1

Welcome to the Town of Linwood Comprehensive Plan 1
The Town of Linwood Comprehensive Planning Process 1
Landowner Rights and Governance 2
Comprehensive Planning State Statutes 66.1001 3

Chapter 1 - Issues and Opportunities Element..... 6

Section 1.1 Description and Brief History of the Planning Area 6
Section 1.2 Past Planning in the Town f Linwood 7
Section 1.3 Current Comprehensive Planning Process 7
Section 1.4 Demographic Trends ……..... 10
Section 1.5 Forecasts ……..... 18
Section 1.6 Community Issues ..……..... 19
Section 1.7 Town of Linwood Vision Statements 20
Section 1.8 Community Goals, Objectives, and Policies ……..... 20

Chapter 2 - Housing Element …..……..... 22

Section 2.1 Introduction ……..... 22
Section 2.2 Housing Inventory and Analysis ……..... 22
Section 2.3 Housing Programs ……..... 26
Section 2.4 Housing Issues ……..... .27
Section 2.5 Vision for Housing 27
Section 2.6 Housing Goals, Objectives and Policies 27

Chapter 3 - Transportation Element …….....28

Section 3.1 Introduction 28
Section 3.2 Transportation Facility Inventory/Transportation Funding Programs.....28
Section 3.3 Inventory of Applicable Transportation Plans and Programs.....31
Section 3.4 Transportation Related Programs ……. 31
Section 3.5 Transportation Issues ……. 31
Section 3.6 Transportation Goals, Objectives, and Policies ……. 32

Chapter 4 - Utilities and Community Facilities Element 33

Section 4.1 Introduction …….....33
Section 4.2 Public Utilities and Community Facilities Inventory ……..... 33
Section 4.3 Community Facilities Inventory and Analysis ……..... 34
Section 4.4 Utilities and Community Facilities Issues Identified by the Plan Commission 36
Section 4.5 Vision for Utilities and Community Facilities 36
Section 4.6 Utilities and Community Facilities Goals, Objectives, and Policies 37

Chapter 5 - Agricultural, Natural, and Cultural Resources Element.....….40

Section 5.1 Introduction ……..... 40
Section 5.2 Agricultural Inventory …….. 40
Section 5.3 Agricultural Issues ……. 44
Section 5.4 Vision for Agricultural Resources 44
Section 5.5 Agricultural Resources Goals, Objectives, and Policies ……..... 44
Section 5.6 Natural Resources Inventory..…… .45
Section 5.7 Natural Resources Issues ……..…. 50
Section 5.8 Vision for Natural Resources ……... 50
Section 5.9 Natural Resource Goals, Objectives Policies……..... 51
Section 5.10 Cultural Resources …….. 51
Section 5.11 Cultural Resource Programs …….. 52
Section 5.12 Cultural Resource Issues ……..... 53
Section 5.13 Cultural Resource Goals, Objectives, and Policies ……..... 53

Chapter 6 - Economic Development Element …… 84

Section 6.1 Introduction ……..… 84
Section 6.2 Labor Force and Economic Base ……..… 84
Section 6.3 Strengths and Weaknesses for Attracting/Retaining Business …… 88
Section 6.4 Desired Businesses ……..... 88
Section 6.5 Environmentally Contaminated Sites …….. 89
Section 6.6 Economic Development Resources ……. 89
Section 6.7 Economic Development Issues Identified by the Town of Linwood 91
Section 6.8 Vision for Economic Development 91
Section 6.9 Economic Development Goals, Objectives, and Policies..... 92

Chapter 7 - Intergovernmental Cooperation Element ……..... 93

Section 7.1 Introduction 93
Section 7.2 Inventory and Analysis Intergovernmental Relationships ……..... 93
Section 7.3 Identification of Existing or Potential Issues and Conflicts with Other Governmental Units 96
Section 7.4 Issues/Conclusions Regarding Intergovernmental Relations and Possible Methods of Conflict Resolution..... 97
Section 7.5 Vision for Intergovernmental Cooperation …..... 97
Section 7.6 Intergovernmental Cooperation Goals, Objectives and Policies ….. 97

Chapter 8 - Land Use Element ……..... 101

Section 8.1 Introduction 101
Section 8.2 Existing Land Use ……..... 101
Section 8.3 Land Use Trend Analysis and Projected Land Use ……. 104
Section 8.4 Land Use Conflicts …… 106
Section 8.5 Land Use Issues …….. 106
Section 8.6 Vision for Town of Linwood Land Use 106
Section 8.7 Land Use, Goals, Objectives and Policies ……..... 108
Section 8.8 Future Land Use Recommendations ……..... 108
Section 8.9 Future Land Use Categories ……..... 109

Chapter 9 - Implementation Element ……..... 113

Section 9.1 Introduction ……..... 113
Section 9.2 Comprehensive Plan Adoption Procedures ……. 113
Section 9.3 Comprehensive Plan Implementation ……. 115
Section 9.4 Relationship to Zoning..... 116
Section 9.5 Integration, Amendment, and Update of Comprehensive Plan Elements 117
Section 9.6 Monitoring/Formal Review of the Plan ……. 120

Town of Linwood Location Map 9
Transportation Network & Functional Class Map 30
Linwood Community Utilities Map ……..... 38
Linwood Community Facilities Map ……. 39
General Soil Associations Map ……..... 54
Productive Agricultural Soils Map…… 55
Topography Map 56
Groundwater Depth Map 57
Groundwater Flow Map 58
Nitrates Nitrogen in Private Wells Map 59
Atrazine Family in Private Wells Map 60
Saturation Index in Private Wells Map 61
Surface Water & Watersheds Map…… 62
Wetlands Map 63
Floodplain Map ……..... 64
Forested Land Map 65
Lake Dubay and Stevens Point Dam Failure Inundation Maps…….. 66
On the The Yellowstone Trail in Wisconsin……..... 83
Extraterritorial Area Map… ……..... 99
Stevens Point Urban Area Sewer Service Area Boundary Map……... 100
Town of Linwood Existing Land Use Map ……. 103
Town of Linwood Future Land Use Map…….. 112

Note: Unless otherwise noted all maps are courtesy of the Portage County Planning and Zoning Department. Maps included in this plan are to serve as guidelines.

Table 1.1: Linwood Comparison Population Change 1970 to 2018 ……..... 11
Table 1.2: Place of Residence for Town Residents, One Year Ago 12
Table 1.3: Distribution of Population, by Ten-Year Age Groups……..... 13
Table 1.4: Comparison of Educational Attainment for Residents 25 Years and Older 14
Table 1.5: Household Type Comparison ……. 15
Table 1.6: Household Income Comparisons ……..... 16
Table 1.7: Poverty Thresholds – 1990, 2000, 2010 and 2017 …….. 17
Table 1.8: Percent in Poverty Comparison …….. 17
Table 1.9: Summary of Employment by Industry …… 18

Table 2.1: Housing Occupancy Characteristics ……. 22
Table 2.2: Housing Age Characteristics …… 23
Table 2.3: Housing Structural Characteristics ……. 24
Table 2.4: Housing Value Characteristics …… 25
Table 2.5: Affordability Comparison for Owner-Occupied Housing Units …… 25
Table 2.6: Affordability Comparison for Renter-Occupied Housing Units …… 26

Table 6.1: Comparison of Educational Attainment for Residents 25 Years and Older 84
Table 6.2: Mean Earnings, Mean Household, and Per Capita Income Comparison 85
Table 6.3: Employment Status of Town of Linwood Population 16 Years and Above 85
Table 6.4: Town of Linwood Employment by Occupation …….. 86
Table 6.5: Means of Transportation to Work for Workers 16 Years and Above 86
Table 6.6: Time Leaving Home to go to Work 87
Table 6.7: Travel Time to Work 88

Table 8.1: Existing Land Use in Town of Linwood, 2020 .....…….. 101
Table 8.2: Platted Subdivisions, Town of Linwood 102
Table 8.3: Equalized Property Values, Town of Linwood ……. 105
Table 8.4: Future Land Use in the Town of Linwood, 2040 …… 108

Table 9.1: Zoning/Land Use Compatibility 117

Figure 1.1: Town of Linwood Population Change 1900-2010 11
Figure 2.1: Single-Family Permits 23

Resolution: Protecting Existing Activities/Lifestyles in the Town of Linwood..... 121
Resolution: Recommending Amendment of the Town of Linwood 2009 Comprehensive Plan.. 122
Resolution: Recommending Amendment of the Town of Linwood 2009 Comprehensive Plan.. 123
Ordinance: Adopting Amendments to the Town of Linwood 2009 Comprehensive Plan..... 124

INTRODUCTION

Welcome to the Town of Linwood Comprehensive Plan

This Comprehensive Plan reflects planning which will promote more informed Land Use decisions. This plan is intended to meet statutory requirements of State Statutes 66.1001. The plan functions as a practical guide to coordinate day-to-day decisions so they make sense in the future.

The Town of Linwood Comprehensive Planning Process

State Statute 66.1001 defines minimum requirements of what content should be included within a Comprehensive Plan (Pages 3-5). These requirements include nine "elements" or chapters describing: issues and opportunities, housing, transportation, utilities and community facilities, agricultural, natural and cultural resources, economic development, land use, intergovernmental cooperation and implementation. The Town of Linwood has used these required elements as an outline for its planned document.

The purpose of this Comprehensive Plan, in its broadest sense, is to encourage orderly land use and development in the Town of Linwood, based on an analysis of existing and future needs. At the same time, the preparation of the Plan is also intended to promote and stimulate public participation in the planning process by bringing local issues to the forefront.

This work, by the Linwood Plan Commission is a compilation of information from a variety sources, and will serve as a guideline in making future decisions in the Town of Linwood. The Linwood Plan Commission, with public input, will continue to revisit and revise this plan on an annual basis. As with the initial adoption of this Comprehensive Plan, all revisions must be officially adopted by the Town Board. Citizens of the township are encouraged to offer suggestions and changes to the Plan Commission.

The plan will provide Town and County officials with a guide for reviewing subdivision plats, certified survey maps, rezoning requests, and other land use proposals. The plan will also be used as a guide when updating the Town zoning map.

It addition to aiding the public sector, the Comprehensive Plan should also benefit the private sector by providing advance notice of community needs and planned development patterns which could affect specific lands. Private investors and developers may thereby proceed with a greater degree of assurance as to the future Town and County intentions, such as planned road systems, zoning patterns, etc.

This plan is intended to be comprehensive in its scope and long-range in its time-period. It is a comprehensive in that it includes all geographic areas of the Town of Linwood, because it does specifically address issues related to economic development, transportation, housing, etc. As such, this document should be viewed as a land use component of the County Comprehensive Plan. Additional components may be added to this document as future Town needs and issues arise.

This plan examines the population, economy, and physical resources of the Town of Linwood. Included is an inventory of the existing land usage, together with a brief analysis of significant conditions and trends in the Town. The data has been gathered to help the Town and County develop sound land use policies based on accurate and up-to-date information, which might not otherwise be readily available to the local officials.

Landowner Rights and Governance

A key concern in any town land use plan and vision for the future is property owner rights. The Town of Linwood has chosen to include this vital topic in its plan by recognizing landowner's inherent Constitutional rights and the established legal precedents that have followed.

Many of the issues in the following nine elements directly or indirectly impact those individuals or corporations who are owners of the land. In many cases, land owned and operated by those in agriculture and other businesses represents the bulk of their assets and are heavily depended upon to provide income for the future and for retirement.

The Town of Linwood recognizes that public health and safety must be protected from improper or illegal uses of land and natural resources; however, the Town does not advocate undue restrictions on landowners to enjoy and manage their property. Restrictions must always be carefully considered and implemented only when necessary.

It is clear that landowner rights could be significantly impacted if some State laws or County ordinances are adopted with no input from local leaders and residents. Each town in Wisconsin is unique, with specific needs, advantages, and opportunities. Often, these distinctions are best known by locally elected town officials who are able to understand and assist in resolving issues when problems arise. The Town of Linwood Board will actively seek to have input on any County or State regulation that might impact its residents.

If participation at the County level does not yield the required results needed for the Town of Linwood, additional steps can be taken to rectify an issue. The Town may create an ordinance to address particular issues; however, no ordinance created may be less stringent than a Portage County Ordinance and no ordinance may eliminate, or negate a Portage County Ordinance.

The land use regulations listed and/or anticipated in this Comprehensive Plan have been formulated to ensure the ability of the Town of Linwood residents to be considered, should they so choose, for the issuance of any variances, special exceptions, or other possible exceptions for the use of their property where such changes are lawful, environmentally sound, and reasonably within the goals of consistency in land use planning.

The issue of town, or local governance is closely related to Landowner Rights, in that exercise of government authority or control should come about as a result of the wishes of the citizens it represents. The Town of Linwood has been under the ordinance administration (zoning, subdivision, shore-land, etc.) of Portage County since the 1960's. County-wide ordinances, however, may occasionally have an unintended negative impact on some individual county areas. Towns should have considerable input on how any proposed County ordinance effects its jurisdiction.

Current county vision statements regarding intergovernmental cooperation offer local governmental control of policy only, while stating that ordinances (laws) and regulations will be implemented and enforced on a countywide basis. Again, control of policy does not equal control of law and may place town government in a position of being unable to adequately respond to the unique needs of its citizens. The Town of Linwood will assert itself in all ways possible to protect its citizens from what it feels are unfair regulations.

ensuing fiscal year and determine the proportionate cost to the county and the participating city or cities under the terms of the ordinance. A certified copy of the budget, which shall include a statement of the net amount required from the county and city or cities, shall be delivered to the clerks of the respective municipalities. The county board and the common council of the city or cities shall consider the budget, and determine the amount to be raised by the respective municipalities in the proportions determined by the ordinance. After this determination, the county and city or cities respectively shall levy a tax sufficient to produce the amount to be raised by the county and city or cities.

(10) HOSPITAL FUND. A joint county−city hospital fund shall be created and established in a public depository to be specified in the ordinance. The treasurer of the respective county and city or cities shall pay into the fund the amounts specified by the ordinance and resolutions of the respective municipalities when the amounts have been collected. All of the moneys which come into the fund are appropriated to the board for the execution of its functions as provided by the ordinance and the resolutions of the respective municipalities. The moneys in the fund shall be paid out by the treasurer of the hospital board only upon the approval or direction of the board.

(11) CORRELATION OF LAWS. (a) In any case where a bid is a prerequisite to contract in connection with a county or city hospital under s. 66.0901, it is also a prerequisite to a valid contract by the board. For this purpose, the board is a municipality and the contract a public contract under s. 66.0901.

(b) All statutory requirements, not inconsistent with the provision of this section, applicable to general county or city hospitals apply to hospitals referred to in this section.

(12) REPORTS. The board shall report its activities to the county board and the city council or councils annually, or oftener as either of the municipalities requires.

(14) POWERS OF VILLAGES. Villages have all of the powers granted to cities under subs. (1) to (12) and whenever any village exercises these powers the word "city" wherever it appears in subs. (1) to (12) means "village" unless the context otherwise requires. Any village participating in the construction or other acquisition of a hospital or in its operation, pursuant to this section, may enter into lease agreements leasing the hospital and its equipment and furnishings to a nonprofit corporation.

(15) POWERS OF TOWNS. Towns have all of the powers granted to cities under subs. (1) to (12) and whenever any town exercises these powers the word "city" wherever it appears in subs. (1) to (12) means "town" unless the context otherwise requires. Any town participating in the construction or other acquisition of a hospital or in its operation, under this section, may enter into lease agreements leasing the hospital and its equipment and furnishings to a nonprofit corporation.

History: 1977 c. 29; 1983 a. 189; 1983 a. 192 s. 303 (1); 1993 a. 246; 1999 a. 150 ss. 262, 480 to 483; Stats. 1999 s. 66.0927.

SUBCHAPTER X

PLANNING, HOUSING AND TRANSPORTATION

66.1001 Comprehensive planning.

(1) DEFINITIONS. In this section:

(a) "Comprehensive plan" means a guide to the physical, social, and economic development of a local governmental unit that is one of the following:

1. For a county, a development plan that is prepared or amended under s. 59.69 (2) or (3).

2. For a city, village, or town, a master plan that is adopted or amended under s. 62.23 (2) or (3).

3. For a regional planning commission, a master plan that is adopted or amended under s. 66.0309 (8), (9) or (10).

(am) "Consistent with" means furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.

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

(c) "Political subdivision" means a city, village, town, or county that may adopt, prepare, or amend a comprehensive plan.

(2) CONTENTS OF A COMPREHENSIVE PLAN. A comprehensive plan shall contain all of the following elements:

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

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

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

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

(e) *Agricultural, natural and cultural resources element.* A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

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

(g) *Intergovernmental cooperation element.* A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts, drainage districts, and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts, drainage districts, and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

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

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

(2m) EFFECT OF ENACTMENT OF A COMPREHENSIVE PLAN, CONSISTENCY REQUIREMENTS. (a) The enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation.

(b) A conditional use permit that may be issued by a political subdivision does not need to be consistent with the political subdivision's comprehensive plan.

(3) ORDINANCES THAT MUST BE CONSISTENT WITH COMPREHENSIVE PLANS. Except as provided in sub. (3m), beginning on January 1, 2010, if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit's comprehensive plan:

(g) Official mapping ordinances enacted or amended under s. 62.23 (6).

(h) Local subdivision ordinances enacted or amended under s. 236.45 or 236.46.

(j) County zoning ordinances enacted or amended under s. 59.69.

(k) City or village zoning ordinances enacted or amended under s. 62.23 (7).

(L) Town zoning ordinances enacted or amended under s. 60.61 or 60.62.

(q) Shorelands or wetlands in shorelands zoning ordinances enacted or amended under s. 59.692, 61.351, 61.353, 62.231, or 62.233.

(3m) DELAY OF CONSISTENCY REQUIREMENT. (a) If a local governmental unit has not adopted a comprehensive plan before January 1, 2010, the local governmental unit is exempt from the requirement under sub. (3) if any of the following applies:

1. The local governmental unit has applied for but has not received a comprehensive planning grant under s. 16.965 (2), and the local governmental unit adopts a resolution stating that the local governmental unit will adopt a comprehensive plan that will take effect no later than January 1, 2012.

2. The local governmental unit has received a comprehensive planning grant under s. 16.965 (2) and has been granted an extension of time under s. 16.965 (5) to complete comprehensive planning.

(b) The exemption under par. (a) shall continue until the following dates:

1. For a local governmental unit exempt under par. (a) 1., January 1, 2012.

2. For a local governmental unit exempt under par. (a) 2., the date on which the extension of time granted under s. 16.965 (5) expires.

(4) PROCEDURES FOR ADOPTING COMPREHENSIVE PLANS. A local governmental unit shall comply with all of the following before its comprehensive plan may take effect:

(a) The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe

the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.

(b) The plan commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. One copy of an adopted comprehensive plan, or of an amendment to such a plan, shall be sent to all of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.

2. The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended as described in par. (b) (intro.).

4. After September 1, 2005, the department of administration.

5. The regional planning commission in which the local governmental unit is located.

6. The public library that serves the area in which the local governmental unit is located.

(c) No comprehensive plan that is recommended for adoption or amendment under par. (b) may take effect until the political subdivision enacts an ordinance or the regional planning commission adopts a resolution that adopts the plan or amendment. The political subdivision may not enact an ordinance or the regional planning commission may not adopt a resolution under this paragraph unless the comprehensive plan contains all of the elements specified in sub. (2). An ordinance may be enacted or a resolution may be adopted under this paragraph only by a majority vote of the members–elect, as defined in s. 59.001 (2m), of the governing body. One copy of a comprehensive plan enacted or adopted under this paragraph shall be sent to all of the entities specified under par. (b).

(d) No political subdivision may enact an ordinance or no regional planning commission may adopt a resolution under par. (c) unless the political subdivision or regional planning commission holds at least one public hearing at which the proposed ordinance or resolution is discussed. That hearing must be preceded by a class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The political subdivision or regional planning commission may also provide notice of the hearing by any other means it considers appropriate. The class 1 notice shall contain at least the following information:

1. The date, time and place of the hearing.

2. A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.

3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.

4. Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

(e) At least 30 days before the hearing described in par. (d) is held, a local governmental unit shall provide written notice to all of the following:

1. An operator who has obtained, or made application for, a permit that is described under s. 295.12 (3) (d).

2. A person who has registered a marketable nonmetallic mineral deposit under s. 295.20.

3. Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing described in par. (d).

(f) A political subdivision shall maintain a list of persons who submit a written or electronic request to receive notice of any proposed ordinance, described under par. (c), that affects the allowable use of the property owned by the person. Annually, the political subdivision shall inform residents of the political subdivision that they may add their names to the list. The political subdivision may satisfy this requirement to provide such information by any of the following means: publishing a 1st class notice under ch. 985; publishing on the political subdivision's Internet site; 1st class mail; or including the information in a mailing that is sent to all property owners. At least 30 days before the hearing described in par. (d) is held a political subdivision shall provide written notice, including a copy or summary of the proposed ordinance, to all such persons whose property, the allowable use of which, may be affected by the proposed ordinance. The notice shall be by mail or in any reasonable form that is agreed to by the person and the political subdivision, including electronic mail, voice mail, or text message. The political subdivision may charge each person on the list who receives a notice by 1st class mail a fee that does not exceed the approximate cost of providing the notice to the person.

(5) APPLICABILITY OF A REGIONAL PLANNING COMMISSION'S PLAN. A regional planning commission's comprehensive plan is only advisory in its applicability to a political subdivision and a political subdivision's comprehensive plan.

(6) COMPREHENSIVE PLAN MAY TAKE EFFECT. Notwithstanding sub. (4), a comprehensive plan, or an amendment of a comprehensive plan, may take effect even if a local governmental unit fails to provide the notice that is required under sub. (4) (e) or (f), unless the local governmental unit intentionally fails to provide the notice.

History: 1999 a. 9, 148; 1999 a. 150 s. 74; Stats. 1999 s. 66.1001; 1999 a. 185 s. 57; 1999 a. 186 s. 42; 2001 a. 30, 90; 2003 a. 33, 93, 233, 307, 327; 2005 a. 26, 208; 2007 a. 121; 2009 a. 372; 2011 a. 257; 2013 a. 80; 2015 a. 391; 2019 a. 11.

A municipality has the authority under s. 236.45 (2) to impose a temporary town–wide prohibition on land division while developing a comprehensive plan under this section. Wisconsin Realtors Association v. Town of West Point, 2008 WI App 40, 309 Wis. 2d 199, 747 N.W.2d 681, 06–2761.

The use of the word "coordination" in various statutes dealing with municipal planning does not by itself authorize towns to invoke a power of "coordination" that would impose affirmative duties upon certain municipalities that are in addition to any other obligations that are imposed under those statutes. With respect to the development of and amendment of comprehensive plans, s. 66.1001 is to be followed by the local governmental units and political subdivisions identified in that section. OAG 3–10.

66.10013 Housing affordability report. (1) In this section, "municipality" means a city or village with a population of 10,000 or more.

(2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. 66.1001. The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:

(a) The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.

(b) The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.

(c) A list and map of undeveloped parcels in the municipality that are zoned for residential development.

(d) A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and

CHAPTER 1 ISSUES AND OPPORTUNITIES ELEMENT

Section 1.1 Description and Brief History of the Planning Area

Linwood ranks as the smallest town in Portage County, in terms of geographic size, encompassing a total area of approximately 21,489 acres. The Town (political unit) includes parts of congressional townships T23N-R7E, T23N-R8E, and T24N-R7E. It is located in the west-central part of the County and is bordered on the west by Wood County and on the east and south by the Wisconsin River. Linwood shares a common border with the Town of Carson to the north, as well as a small part of the City of Stevens Point (Location Map page 9) and a small portion of the Town of Rudolph (Wood County). The Town of Linwood currently ranks 10th in population size, out of a total of 17 towns in Portage County.

Linwood is primarily a rural town, with a small amount of suburban-type development along the western fringe of Stevens Point. There has been a minimum amount of platting activity in the Town, with a majority of residences occurring along the major highway routes, but still within relatively close proximity to the urban area.

The following is reprinted with permission from the Portage County Historical Society:

The Town of Linwood was first known as Linden, a tree of soft white wood with heart shaped leaves and cream-colored flowers, more commonly referred to in Portage County as basswood. The Town of Linden petitioned on May 15th, 1957, the County Board to change its name to Linwood, which was granted. The Wisconsin River bounds the modern Linwood to the southeast and south, to the north is the Town of Carson and to the west the Town of Rudolph; most of the town was included in the Indian Survey made by Hathaway in 1839-40. The first town meeting was to be held in December of 1856 at the home of Riordin Waikes. Linwood was noted for having the first saw and shingle mills in the County, located on the Mill Creek.

Today the beauty of the landscape with its creeks and the Wisconsin River make this home to those working in Stevens Point, Plover, Wisconsin Rapids, and other close communities. We still have a large variety of farms in our community, from dairy, beef, bison, vegetable, etc… Linwood and Rudolph became close because of our need for the services this Community offers to our farmers and those enjoying the ride for cheese, the Post office, the visits to the Rudolph Grotto and the specialty shops. Our very important role with the Town of Rudolph is the Volunteer Fire Department. The Town of Linwood and the communities around us take pride in the great service they provide. Submitted by: Bernice Woitczak

Prior to 1970, Linwood was a typical rural agriculture based community. Since 1970, the population has increased rapidly due to an increase in residential development. (Figure 1.1) Population estimates for 2025 portray a continued growth pattern.

To accommodate this growth, tracts of land that are now vacant will need to be considered for development (homes, farms, and some businesses). If new development is not properly planned the Town may find itself facing unnecessary expenditures.

This Comprehensive Plan will analyze all of the lands within the Town of Linwood corporate boundary, and include the short and long range recommendations for residential, commercial, and industrial development, as well as the protection of important farmlands and other natural resources as determined by the residents of the Town of Linwood.

Section 1.2 Past Planning in Town of Linwood

The process of creating the Town of Linwood 2009 Comprehensive Plan began as part of a large County-wide planning effort in 2001. The Town of Linwood adopted a "Resolution to adopt Public Participation Guidelines for Comprehensive Planning" as a model for their process in August of 2001 and adopted the "Town Plan Commission Ordinance" in January of 2002. In March of 2003 the Town adopted a "Resolution to withdraw from further participation in the development and/or adoption of the County's Multi-Jurisdictional Comprehensive Plan," in March of 2003, participated in a Portage County survey.

In January 2003 the Town of Linwood mailed a survey to each household. Linwood was well represented in its Town survey. The survey gathered information on resident's feelings of land-use, housing, agricultural, commercial/retail development, wetlands, ground water, woodlands, farm land, land development, residential development, and zoning.

The Comprehensive Planning process involved several basic steps:

1. The first step involved research. Activities included acquiring a thorough knowledge of the existing community setting, identifying problems that require solutions, analyzing critical factors that need to be changed before progress can be made toward community goals, and establishing goals and objectives for growth and development.

2. The second step involved the formation of a planning policy. Planning policies recommend a course of action that will accommodate expected change, produce desired change, and prevent undesirable change.

3. The third step involved the selection of a preferred plan alternative for guiding future growth. The Land Use Element relates how the Town is expected to grow, and generally identifies how development should proceed in the future to achieve community goals. It proposes the most efficient use of land within the financial capabilities of the community by identifying where residential, and other anticipated land uses should occur.

4. The final step involves implementation of the plan and programs that will influence the day-to-day decisions made by government officials, private enterprise, and individuals. Plan implementation provides the means by which community goals can be achieved. The three major tools of implementation are typically the zoning ordinance, subdivision regulations, and capital improvements program.

The Linwood Plan Commission recommended the Plan to the Linwood Town Board for consideration on January 3, 2022 and February 28, 2022. A public hearing was held before the Town Board and Plan Commission on February 10, 2022, and the Town of Linwood 2009 Comprehensive Plan was officially adopted by majority vote at the April 11, 2022 Town Board meeting.

Section 1.3 Current Comprehensive Planning Process

The Comprehensive Plan is the primary link between the past, the present, and the future, making it perhaps the best resource for achieving continuity over a period of time. It is to be used as a guide by those making decisions with regard to the development of the community. The Comprehensive Plan must also remain flexible so that it can be modified to reflect the processes of actual development and the changing attitudes and priorities of the community. To maintain

an updated Comprehensive Plan, new information must be continually gathered and studied to determine trends and reevaluate projections, forecasts, and plans. Even policy recommendations, which are relatively permanent statements, may require periodic review to determine their appropriateness and suitability in relation to the direction and charter of community development at that time. A well thought-out and updated Comprehensive Plan, with a solid base of public involvement, is one of the most fruitful investments a local government can make. As a collection of policies and plans designed to guide future growth and development, it will help insure continuity over time as changes occur within the Town of Linwood.

This Comprehensive Plan update was initiated by the Town of Linwood in March 2019 and follows the same planning steps as the 2009 Plan. When discussing how to begin the required update of the Comprehensive Plan (a minimum of once every 10 years), the Town of Linwood Plan Commission made the decision to go through the 2009 Plan chapter-by-chapter to update demographic, housing, social, and economic data; update mapping; review, validate, and/or revise any issues identified in each of the chapters, and review, validate, and/or revise the goals, objectives, and policies accordingly.

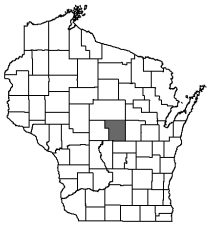
In May of 2019 a town survey was mailed to each household, as was done in 2003 to gather information from the residents on their feelings of land use, housing, agricultural, commercial/ retail development, wetlands, ground water, woodlands, farm land, land development, residential development and zoning.

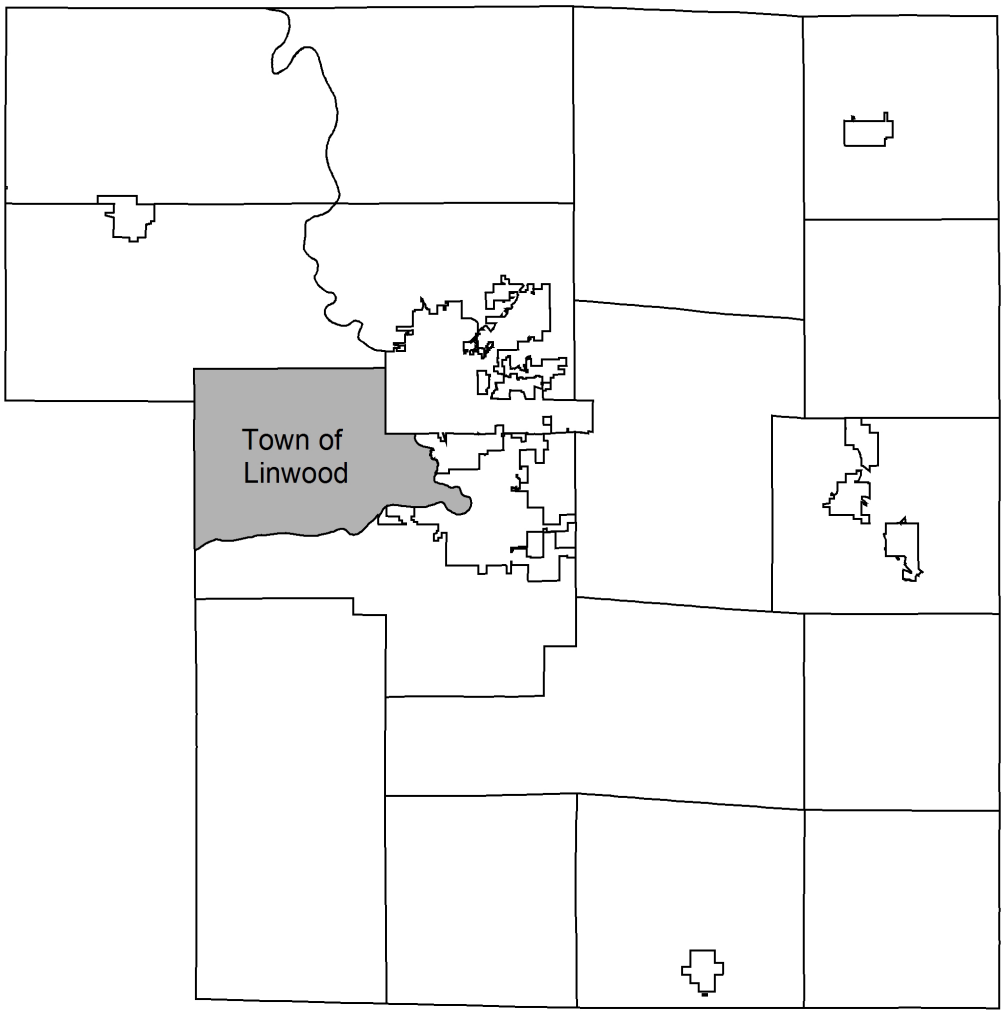
Town of Linwood Location Map

Town of Linwood

Portage County, Wisconsin

Population 2010: 1,121
Area: 33 square miles





Section 1.4 Demographic Trends

The demographic information in this Comprehensive Plan comes from the U.S. Census Bureau. Through the Census the name, gender, age, date of birth, race, ethnicity, relationship and housing tenure is collected on every individual in the United States every ten years. Starting with the 2010 Census, the method of collecting data beyond this primary information was changed. The more detailed demographic, housing, social, and economic information once collected during each Census is now collected annually by the American Community Survey (ACS), which began sampling in 2005.

ACS is a branch within the U.S. Census Bureau, designed to provide communities with reliable and timely data. The Survey is sent to a small percentage of the population each year on a rotating basis throughout the decade. Information for Towns is produced every year and is based on 5-year estimates. For example, the 2013-2017 ACS 5-year estimates are based on data collected from January 1, 2013 to December 31, 2017. These multi-year estimates cannot be used to say what is going on in any particular year in the period, only what the average value is over the full period.

The tables and figures that follow use data from the decennial Census and ACS to compare the Town of Lanark with Portage County. This data is available via the American Fact Finder search site at http://factfinder2.census.gov/. Due to the changes in data collection mentioned above, the tables and figures rely more heavily on data from the ACS 5-year estimates than the decennial Census. In fact, the decennial Census was only used to obtain counts of the population and their age groups (see Tables 1.1 and 1.3, and Figure 1.1). To compare ACS estimates, the U.S. Census Bureau advises comparison of non-overlapping datasets (for example, compare 2008-2012 ACS 5-year estimates to 2013-2017 ACS 5-year estimates). When looking at the tables and figures remember that they are in many cases estimates and not based on a complete count. For this reason, it is recommended that derived measures (percent's, means, medians, and rates) be compared rather than estimates of population totals.

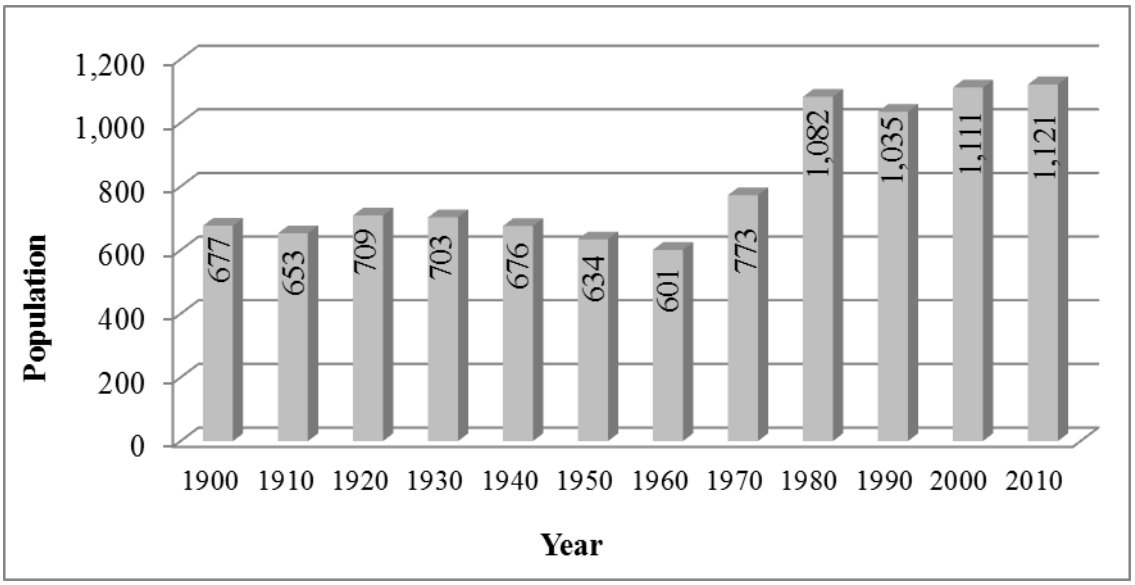
While ACS estimates may have some error, it is the most accurate measure of what is happening within the Town of Linwood that is available, and is a valid tool for understanding the relative importance of the information it is describing.

A. Population Growth

Census data reveal two major, historical population trends for the Town of Linwood (Figure 1.1). The first half of the century experienced a decline in population while the second half showed an increase.

The decreasing population trend was dramatically reversed in the 1970's, with the Town experiencing an upturn in population as urban residents began moving back to rural or semi-rural areas. In Portage County, the impact of this migration back to the rural areas occurred earlier and was greater in those towns located adjacent to the larger population centers.

Figure 1.1: Town of Linwood Population Change 1900 to 2010



Source: U.S. Census Bureau, 1900 - 2010 Census

The Town of Linwood's population increase from 1970 to 2010 was 45%. The Wisconsin Department of Administration, which provides yearly population estimates between Census periods, has estimated a 2018 population of 1,130 for Linwood. This represents a population growth of .8% since the 2010 Census.

Table 1.1: Linwood Comparison Population Change, 1970 to 2018

	U.S. Census					Wisconsin Estimate 2018	1970-2010 Change	2010-2018 Change
	1970	1980	1990	2000	2010			
Town of Linwood	773	1,082	1,035	1,111	1,121	1,130	*45.0%*	*0.8%*
Town of Carson	1,295	1,441	1,327	1,299	1,305	1,312	*0.8%*	*0.5%*
Town of Dewey	575	803	849	975	932	953	*62.1%*	*2.3%*
Town of Eau Pleine	784	963	944	931	908	1,195	*15.8%*	*31.6%*
Portage County	47,541	57,420	61,405	67,182	70,019	71,038	*47.3%*	*1.5%*

Source: U.S. Census Bureau, 1970 - 2010 Census and Wisconsin Department of Administration, 2018 Population Estimates

Population growth is a combination of many factors including birth, death, and migration. By examining migration patterns for the residents for the Town of Linwood, we can better understand the cause for how growth in the community is occurring.

The American Community Survey provides data on where residents aged 1 year and older were living one year ago (Table 1.2). The "Same House" column identifies the Linwood residents that lived in the same dwelling the previous year; this can be an indicator of long-term residency. The "Different House, Portage County" column identifies the Linwood residents that lived in a home outside the Town, but within Portage County. "The Different House, Different County" column identifies the Linwood residents that lived in a home outside of the Town and Portage County, but within the State of Wisconsin. The "Different State" column identifies the Linwood residents that lived in a home outside the State of Wisconsin. Abroad" includes those whose previous

residence was in a foreign country, Puerto Rico, or one of the U.S. Island areas. Altogether, this information provides insight into the nature and pace of new residents moving into the Town.

Based on the 2012-2016 American Community Survey five-year estimates, 95% of the Town's residents lived in same house as they did the previous year. Roughly 5% of residents moved into the Town after living elsewhere in Portage County (2%) and the State of Wisconsin (3%), while an even smaller percentage of residents moved to the Town from abroad (0.9%).

Table 1.2: Place of Residence for Town Residents, One Year Ago

	Same House		Different House, Portage County		Different County, Same State		Different State		Abroad	
	#	%	#	%	#	%	#	%	#	%
Town of Linwood	1,013	*95%*	19	*2%*	28	*3%*	0	*0%*	10	*0.9%*
Town of Carson	1,271	*95%*	18	*1%*	46	*3%*	0	*0%*	0	*0%*
Town of Dewey	1,017	*95%*	30	*3%*	22	*2%*	6	*0.6%*	0	*0%*
Town of Eau Pleine	751	*81%*	126	*14%*	55	*5.9%*	0	*0%*	0	*0%*
Portage County	57,240	*82%*	6,308	*9%*	5,132	*7%*	820	*1%*	229	*0.3%*

Source: U.S. Census Bureau, 2013-2017 American Community Survey

B. Age Distribution

Table 1.3 below details the number of Town residents that occupied specific age groups in each of the last three census years.

Insight into the nature of the Town's population change over time can be gained through examining how the different age groups change as they move through their life cycles. Age groups for the Town have been displayed in ten-year increments to more easily see how their numbers increase or decline over different Census years. The diagonal series of gray and white boxes within Table 1.3 indicate the path of each age group through the three census periods.

The 5-to-14 year old age group made up roughly 15% of the Town's population in. Their percentage fell to 11% by 2010 (as the 5-to-14 year olds became 15-to-24 year olds). Age groups from 25 to 44 years old registered increases between 2000 and 2010 in Linwood.

The "median age" is the point where one half of the population lies above and one half lies below; the older this age is, the older the overall population becomes. The median age for the Town of Linwood was 44.1 years old in 2010. This age has increased by 12.2 years since 1990.

As one would expect with a rise in median age, the percentage of the population for the Town within Portage County over the age of 65 has been trending upward since 1990. The number of the seniors aged 75 and over within Town of Linwood, while still not large, has increased since 1990.

Table 1.3: Distribution of Population, by Ten-Year Age Groups

Age	Town of Linwood			Portage County		
	1990	2000	2010	1990	2000	2010
Under 5 years	70	83	55	4,266	3,964	3,891
	7%	*8%*	*5%*	*7%*	*6%*	*6%*
5 to 14 years	187	167	159	9,080	9,118	8,095
	18%	*15%*	*14%*	*15%*	*14%*	*12%*
15 to 24 years	149	141	118	13,081	13,983	14,038
	14%	*13%*	*11%*	*21%*	*21%*	*20%*
25 to 34 years	161	126	101	9,897	8,322	8,431
	16%	*11%*	*9%*	*16%*	*12%*	*12%*
35 to 44 years	158	205	139	8,690	10,261	7,991
	15%	*19%*	*12%*	*14%*	*15%*	*11%*
45 to 54 years	115	166	233	5,489	8,945	10,180
	11%	*15%*	*21%*	*9%*	*13%*	*15%*
55 to 64 years	93	103	155	4,299	5,235	8,438
	9%	*9%*	*13%*	*7%*	*8%*	*12%*
65 to 74 years	67	77	96	3,610	3,791	4,723
	7%	*7%*	*9%*	*6%*	*6%*	*7%*
75 to 84 years	26	37	51	2,273	2,565	2,846
	3%	*3%*	*5%*	*4%*	*4%*	*4%*
85 years and over	9	6	14	720	998	1,386
	0.9%	*0.5%*	*1%*	*1%*	*2%*	*2%*
Total Population	**1,035**	**1,111**	**1,121**	**61,405**	**67,182**	**70,019**
Median Age	31.9	37.1	44.1	29.3	33.0	35.8

Source: U.S. Census Bureau, 1990, 2000 and 2010 Census

C. Education Levels

The American Community Survey provides data on educational attainment for residents aged 25 years and older (Table 1.4). Data is classified according to the highest degree or the highest level of schooling that is completed. Percentage of Town of Linwood residents age 25 and over who had less than a 9th grade education decreased (from 5% to less than 1%) over the last 10 years. The percentage of 25+ year old residents who completed some college, or completed a college degree program rose from 45% to 57% over the same period.

Table 1.4: Comparison of Educational Attainment for Residents 25 Years and Older

Educational Attainment (Persons 25 years +)	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
Less Than 9th Grade	41	7	1,607	1,008
	5%	*0.9%*	*4%*	*2%*
9th to 12th Grade (No Diploma)	43	33	2,264	1,898
	5%	*4%*	*5%*	*4%*
High School Graduate	381	292	15,826	14,113
	45%	*38%*	*36%*	*32%*
Some College (No Degree)	119	99	8,394	9,076
	14%	*13%*	*19%*	*20%*
Associate Degree	94	104	3,833	4,562
	11%	*14%*	*9%*	*10%*
Bachelor's Degree	110	154	8,251	9,640
	13%	*20%*	*19%*	*22%*
Graduate/ Professional Degree	57	79	3,647	4,440
	7%	*10%*	*8%*	*10%*
Estimate of population 25 years +	**845**	**768**	**43,822**	**44,737**

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

D. Households and Income

The Town of Linwood residential community is made up of different types of households. The U.S. Census defines a household as "including all of the people who occupy a housing unit". People not living in households are classified as living in group quarters. "Family Households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. "Nonfamily Households" consist of people living alone and households which do not have any members related to the householder.

Table 1.5 details the changes in the make-up of Town of Linwood households over 10 years according to the 2007-2011 and 2012-2016 American Community Survey five-year estimates. Married-couple households, traditionally the largest group within Linwood, have seen their percentage of total households increase over 10 years. Single parent headed households within Linwood have decreased over the same 10 year period.

The Persons per Household (PPH) for the Town of Linwood also experienced a decrease over 10 years.

Table 1.5: Household Type Comparison

Households by Type	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
Family Households	**366**	**334**	**17,858**	**17,130**
(Percent of Total Household)	*76%*	*76%*	*64%*	*61%*
Married-couple families	290	282	14,702	14,051
(Percent of Family Households)	*79%*	*84%*	*82%*	*82%*
Other family, male householder	39	21	998	1,078
(Percent of Family Households)	*11%*	*6%*	*6%*	*6%*
Other family, female householder	37	31	2,158	2,001
(Percent of Family Households)	*10%*	*9%*	*12%*	*12%*
Nonfamily Households	**114**	**105**	**10,124**	**10,942**
(Percent of Total Households)	*24%*	*24%*	*36%*	*39%*
Householder living alone	98	88	7,440	7,818
(Percent of Non-Family Households)	*86%*	*84%*	*73%*	*71%*
Householder 65 years and over	62	51	2,495	2,910
(Percent of Non-Family Households)	*54%*	*49%*	*25%*	*27%*
Total Households	**480**	**439**	**27,982**	**28,072**
Persons Per Household	2.63	2.46	2.38	2.39

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

Another instructive piece of information on the state of households within the Town is the level of income that each household achieves. Again the American Community Survey provides insight into the range of incomes present within Linwood.

Table 1.6 below describes how household incomes have changed in 10 years according to the 2007-2011 and 2012-2016 American Community Survey five-year estimates. It is a testimony to both the inflation of wages and the increased earning power of the residents of Linwood that the percentage of households making greater than $50,000 per year has increased from 58% to 65%. Median household income has increased from $59,643 to $71,250 over the same period.

Table 1.6: Household Income Comparison

Household Income Per Year	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
Less Than $10,000	22	20	1,927	1,608
	5%	*5%*	*7%*	*6%*
$10,000 to $14,999	18	15	1,623	1,510
	4%	*3%*	*6%*	*5%*
$15,000 to $24,999	47	20	2,968	2,806
	10%	*5%*	*11%*	*10%*
$25,000 to $34,999	61	41	3,067	2,733
	13%	*9%*	*11%*	*10%*
$35,000 to $49,999	55	55	4,121	3,906
	12%	*13%*	*15%*	*14%*
$50,000 to $74,999	124	97	5,875	5,800
	26%	*22%*	*21%*	*21%*
$75,000 to $99,999	70	75	4,006	3,891
	15%	*17%*	*14%*	*14%*
$100,000 to $149,999	49	84	3,020	3,929
	10%	*19%*	*11%*	*14%*
$150,000 or more	34	32	1,375	1,889
	7%	*7%*	*5%*	*7%*
Total Households	**480**	**439**	**27,982**	**280,722**
Median Household Income	$59,643	$71,250	$51,422	$54,620

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

With the examination of income information, the Town of Linwood should also assess the poverty status of its residents. "Poverty" is generally defined as a set of money income thresholds that vary by family size and composition to determine who is poor. If a family's total income is less than that family's threshold, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically. That is, they are the same throughout the United States. However, the poverty thresholds are updated annually for inflation using the Consumer Price Index (CPI-U). The official poverty definition counts money income before taxes and does not include capital gains and non-cash benefits (such as public housing, food stamps, and Medicaid). Poverty is not defined for people in military barracks, institutional group quarters, or for unrelated children under age 15 (such as foster children).

Table 1.7 outlines poverty thresholds for 1990, 2000, 2010 and 2017. Table 1.8 lists the Census information on poverty for the total number of residents, persons age 65 and above, and families within the Town of Linwood and Portage County.

Table 1.7: Poverty Thresholds – 1990, 2000, 2010 and 2017

Size of Family Unit (Poverty Threshold)	Poverty Thresholds			
	1990	2000	2010	2017
One Person	$6,652	$8,794	$11,139	$12,488
Two Persons	$8,509	$11,239	$14,218	$15,877
Three Persons	$10,419	$13,738	$17,374	$19,515
Four Persons	$13,359	$17,603	$22,314	$25,094
Five Persons	$15,792	$20,819	$26,439	$29,714
Six Persons	$17,839	$23,528	$29,897	$33,618
Seven Persons	$20,241	$26,753	$34,009	$38,173
Eight Persons	$22,582	$29,701	$37,934	$42,684
Nine Persons or More	$26,848	$35,060	$45,220	$50,681

Source: U.S. Census Bureau, 1990, 2000, 2010, and 2017
Poverty Thresholds by Size of Family and Number of Children

Table 1.8: Percent in Poverty Comparison

Poverty Statistics For Selected Populations	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
Persons	**1,261**	**1,078**	**66,452**	**66,949**
Below poverty level	63	59	8,945	8,757
% below poverty	*5%*	*5%*	*13%*	*13%*
Persons 65 Years and Over	**199**	**174**	**8,800**	**10,421**
Below poverty level	3	15	747	817
% below poverty	*2%*	*9%*	*8%*	*8%*
Families	**366**	**334**	**17,858**	**17,130**
Below Poverty Level	13	11	1,101	998
% below poverty	*4%*	*3%*	*6%*	*6%*

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

According to Census figures, the Town of Linwood has experienced a greater decline in the percentage of residents earning below the poverty level as compared to the County and Town average.

E. Employment Characteristics

Table 1.9 summarizes "employment by industry" data in the last 10 years, as provided by the American Community Survey. This information represents what type of industry employed the working residents of Linwood, and is not a listing of the employment currently located within the Town. The discussion of the Linwood economy will take place within the Economic Development Element of this Comprehensive Plan.

Table 1.9: Summary of Employment by Industry

Industry	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
Agriculture, Forestry, Fishing and Hunting, and Mining	18	10	1,346	1,418
	3%	*2%*	*4%*	*4%*
Construction	59	59	1,757	1,681
	9%	*11%*	*5%*	*5%*
Manufacturing	126	118	5,042	5,351
	19%	*21%*	*14%*	*14%*
Wholesale Trade	18	6	932	680
	3%	*1%*	*3%*	*2%*
Resail Trade	87	45	4,822	4,753
	13%	*8%*	*13%*	*13%*
Transportation and Warehousing, and Utilities	9	12	1,935	1,672
	1%	*2%*	*5%*	*5%*
Information	10	14	782	491
	2%	*3%*	*2%*	*1%*
Finance and Insurance, and Real Estate and Rental and Leasing	83	67	3,778	3,874
	12%	*12%*	*10%*	*10%*
Professional, Scientific, and Management, and Administrative and Waste Management Services	37	36	1,792	2,335
	6%	*6%*	*5%*	*6%*
Educational Services, and Health Care and Social Assistance	129	145	7,924	9,096
	19%	*26%*	*22%*	*24%*
Arts, Entertainment, and Recreation, and Accomodation and Food Services	61	20	3,839	3,492
	9%	*4%*	*11%*	*9%*
Other Services, Except Public Administration	15	14	1,407	1,402
	2%	*3%*	*4%*	*4%*
Public Administration	15	13	929	1,046
	2%	*2%*	*3%*	*3%*
Civilian Employed Population 16 years and over	**667**	**559**	**36,285**	**37,291**

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

Section 1.5 Forecasts

A. Population Projections

Population projections for States, Cities, Villages, and Towns are developed by the Wisconsin Department of Administration (DOA). The most recent population projections for the Town of Linwood were released in 2013:

2020 Projection: 1,145 2030 Projection: 1,150 2040 Projection: 1,135

Based on a 2010 Census population of 1,121, these population projections suggest that the Town of Linwood will experience some growth through the year 2040, with a projected increase of 14 residents from 2010 to 2040, or a growth of 1.2%.

B. Household Projections

Household Projections for Linwood are also developed by the DOA:

2020 Projection: 446 2030 Projection: 454 2040 Projection: 452

C. Employment Projections

Although employment in the agricultural sector has declined over the last twenty years Table 1.9 above, the Town projects that agriculture related employment, including farm operations, will continue to provide limited job opportunities for its residents. Future job opportunities outside of the agriculture sector are projected to be created in and out of the County, including Stevens Point and surrounding communities, in the service, government, manufacturing, and finance sectors.

Section 1.6 Community Issues

Listed below are the issues recognized by the Plan Commission during the planning process:

- Drainage ditches.
- Natural looking shorelines along the Wisconsin River, Mill Creek, and other streams.
- Mill Creek Watershed clean-up.
- Dead end roads with multiple residents needing a second outlet.
- Preserve our wetlands.
- Groundwater protection.
- Paved road verse granite road.
- Small, commercial and home-base businesses.
- Reclamation to the town dump area (1662 West River Drive West).
- Town road maintenance.
- Abandoned wells.
- Snowmobile and ATV/UTV routes.
- Green Circle Trail/Recreational Trails.
- Agricultural Event Centers/Ballrooms.
- Cell Towers.
- Campgrounds.

Section 1.7 Town of Linwood Vision Statements

Visioning is a process through which a community talks about the type of future it wants.

The vision statement addresses new and emerging issues such as the challenge of a growing population base, growing demands on our natural resources, a changing agricultural economy, and a variety of other forces acting to affect the "rural character" we all enjoy. It strives to capture the values and concerns of our rural community as we look into the future.

Quality of Life

Quality of Life is the result of people working together to sustain and enhance community values, such as strong families, a safe community, and cultural diversity. Our community should benefit from a strong sense of identity and a profound pride in our past, present, and future.

Key Vision Ideas for Quality of Life:

Quality of life in the Town of Linwood can be specifically measured by benchmarks that are regularly updated by citizens, including such factors as: community safety, volunteerism, availability of health care, accessible natural resources and open space, quality of schools, affordable cost of living, and a supportive community.

Section 1.8 Community Goals, Objectives, and Policies

The Town of Linwood recognizes the role that agricultural operations play in our economy, and toward the preservation of a rural lifestyle and community character. Town residents wish to protect as much productive agricultural land as practicable while allowing for future development needs. Town residents also recognize the importance that natural resources, such as the Wisconsin River, Mill Creek, Bear Creek, and several other small waterways, contribute toward rural character. Recognition of these assets should be taken into consideration as growth and development occurs over time.

Goals, Objectives and Policies provide the framework for guiding future community development activities in the Town of Linwood. A means of deriving goals and policies is through issue identification. Many of the issue statements in the various plan elements are framed as questions. This was purposefully done so that answering the questions would help Plan Commissioners form goal and policy statements. Goals are stated as desirable conditions to strive for in the future. They are common ideals of the community that can be achieved through the actions of government leaders, private enterprise and individuals. Objectives are general targets to be achieved along the path of satisfying community goals. Policies are more specific recommendations or methods of action to accomplish these stated objectives. Together these three pieces express the uniqueness of the community while providing guidance for desirable patterns of growth and development. The following statements are reflective of the overall desires of the community:

- There is a balance between individual property rights and public interest.
- There is a desire to maintain local control over land use decisions.

- Protect the rural character of the community while balancing residential and commercial growth.
- Protect the environment through sound soil and water conservation practices.
- Communicate with surrounding units of government to discuss common issues.

Listed below are the goals, objectives, and policies developed by the Plan Commission:

A. Goal:

1. Maintaining Rural Character.

B. Objectives:

1. Recognize that the City of Stevens Point will influence development in the Town of Linwood and that growth in this area should be managed to maintain the uncongested, rural lifestyle that initially brought residents to the area.

2. Encourage the planting of trees on idle property to improve wildlife habitat.

3. Drainage ditches maintained as needed.

4. Protect our wetlands and floodplains.

5. Ensure groundwater and other natural resources are not impacted by growth.

C. Policies:

1. Encourage residential development that results in an enhanced living environment through the preservation of agriculture, environment, and rural landscape.

2. Encourage innovation and livable housing environments through permanent dedication of open space while maintaining overall density the same as would be found in a traditional development.

3. Remain responsive to changes in state regulations related to private on site waste treatment systems.

4. Maintaining clear amendment procedures for plans and ordinances in the event adjustments are needed to counteract negative effects, or to take advantage of positive effects any regulatory changes may have.

CHAPTER 2 HOUSING ELEMENT

Section 2.1 Introduction

This chapter will look at different characteristics of the housing stock to help make sure that the needs of present and future residents are addressed by this plan. The tables and figures that follow utilize statistical data which has been collected by the U.S. Census Bureau via their American Community Survey (ACS) (see Section 1.4 of the Issues and Opportunities Element of this Comprehensive Plan for more information). It is important to keep in mind that all ACS data are estimates**,** and may contain some error. However, it is the most reliable resource available for representing housing occupancy, structure age, structural characteristics, value, and affordability within the Town of Linwood.

Section 2.2 Housing Inventory and Analysis

A. Housing Occupancy

Occupancy can help indicate if the current amount of housing stock is sufficient to meet existing demand. Occupied housing units are classified as either owner occupied or renter occupied. According to the 2008-2012 and 2013-2017 American Community Survey five-year estimates, the percentage of owner occupied housing units in the Town of Linwood decreased from 97% to 93%, while renter occupied units increased from 3% to 7% (Table 2.1).

Vacancy status is also used to assess the demand for housing. The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale", while the rental vacancy rate is the proportion of the rental inventory that is vacant "for rent". The Department of Housing and Urban Development (HUD) set an overall average rate of 3% vacancy to assure an adequate choice for consumers. An acceptable vacancy rate for homeowner housing is 1.5% while a vacancy rate of 5% is acceptable for rental units. The Town of Linwood experienced vacancy rates of 0% for both homeowner housing and rentals over the past 10 years. This indicates that every housing unit in the Town is occupied.

Table 2.1: Housing Occupancy Characteristics

Occupancy	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
Occupied Housing Units	**480**	**439**	**27,982**	**28,072**
(% of Total Housing Units)	*92%*	*94%*	*93%*	*92%*
Owner Occupied	464	409	19,217	19,271
(% of Occupied Units)	*97%*	*93%*	*69%*	*69%*
Renter Occupied	16	30	8,765	8,801
(% of Occupied Units)	*3%*	*7%*	*31%*	*31%*
Vacant Housing Units	**40**	**27**	**2,038**	**2,561**
(% of Total Housing Units)	*8%*	*6%*	*7%*	*8%*
For seasonal, recreational, or occasional use	16	27	640	885
(% of Total Housing Units)	*3%*	*6%*	*2%*	*3%*
Total Housing Units	**520**	**466**	**30,020**	**30,633**
Homeowner Vacancy Rate	*0%*	*0%*	*1.3%*	*1.3%*
Rental Vacancy Rate	*0%*	*0%*	*3.0%*	*7.1%*

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

B. Age Characteristics

Age is often used as a measure of housing conditions however, it should not be the sole criteria since many older homes are either remodeled or kept in state of good repair to maintain their value. According to the 2013-2017 American Community Survey five-year estimates, approximately 31% of the houses in Linwood were built after 1990 (Table 2.2).

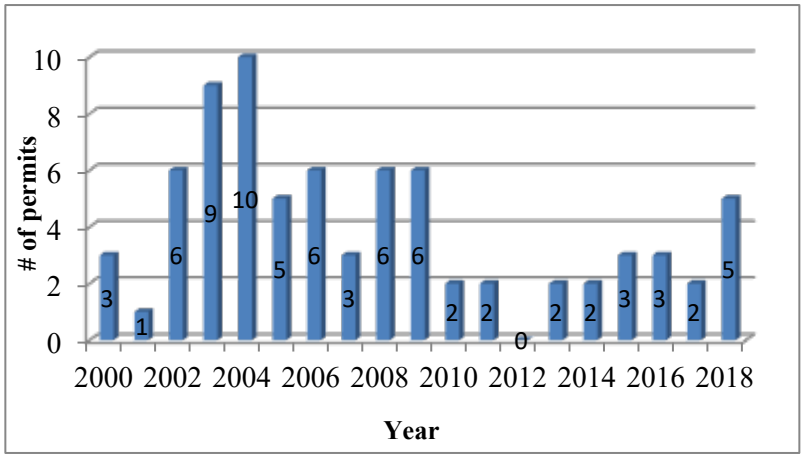
Table 2.2: Housing Age Characteristics

Year Structure Built	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
2010 or Later	NA	21 *5%*	NA	783 *3%*
2000 to 2009	42 *8%*	52 *11%*	4,126 *14%*	4,228 *14%*
1990 to 1999	118 *23%*	68 *15%*	4,438 *15%*	5,006 *16%*
1980 to 1989	30 *6%*	41 *9%*	4,445 *15%*	3,887 *13%*
1970 to 1979	146 *28%*	99 *21%*	5,753 *19%*	5,891 *19%*
1960 to 1969	64 *12%*	48 *10%*	2,431 *8%*	2,801 *9%*
1950 to 1959	16 *3%*	18 *4%*	1,925 *6%*	1,835 *6%*
1940 to 1949	9 *2%*	12 *3%*	1,287 *4%*	1,093 *4%*
1939 or Earlier	86 *17%*	107 *23%*	5,464 *18%*	5,109 *17%*
Total Units Listed	**520**	**466**	**30,020**	**30,633**

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

A more detailed breakdown of recent single-family housing in the Town of Linwood is provided through an examination of permit data for the past 19 years on file with Portage County Planning and Zoning Department (Figure 2.1). According to County data, a total of 76 single-family home permits were issued in the Town of Linwood during this time. The Town experienced its highest activity in 2004 with 10 permits issued.

Figure 2.1: Single-Family Permits



Source: Portage County Planning & Zoning Department - Permit Data

C. Structural Characteristics

Structure type information (single-family, duplex, multi-family, etc.) is a common method used for describing the physical characteristics of housing stock. The data on structure type (also referred to as "Units in Structure") indicates the number of housing units included in the structure in which they are located, rather than the total number of residential structures. A "1-Unit, Detached" structure has open space on all four sides and is more commonly referred to as a single-family home. A "1-Unit, Attached" structure has one or more walls extending from ground to roof separating it from adjoining structures such as a duplex, row house, or townhouse. Apartment buildings are structures containing two or more housing units and are further subdivided into "2 to 4 Units" and "5 or More Units". The "Mobile Home or Other" category refers to mobile homes and other living quarters occupied as a housing unit such as boats, recreational vehicles, and vans.

The following number of units in structure information is taken from the 2008-2012 and 2013-2017 American Community Survey 5-year estimates. The percentage of Linwood's housing stock that was categorized as single-family, or 1-unit detached, increased by 4% (from 94% to 98%) over the 10 year period (Table 2.3).

Table 2.3: Housing Structural Characteristics

Units in Structure	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
1-Unit Detached	490 *94%*	457 *98%*	20,559 *69%*	21,274 *69%*
1-Unit Attached	0 *0%*	0 *0%*	1,074 *4%*	960 *3%*
2 to 4 Units	3 *0.6%*	3 *0.6%*	3,119 *10%*	2,551 *8%*
5 or more Units	3 *0.6%*	0 *0%*	3,749 *13%*	4,389 *14%*
Mobile Home or Other	24 *5%*	6 *1%*	1,519 *5%*	1,459 *5%*
Total Housing Units	**520**	**466**	**30,020**	**30,633**

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

D. Value Characteristics

Housing value is another important aspect in gauging the overall assessment of current housing stock. The value of housing, along with median price, has risen significantly over the past 10 years in the Town of Linwood. Median value is an indicator that can be used to gauge housing demand. The median home value in the Town of Linwood has jumped from $163,500 to $184,300 and has been consistently higher than the County overall. The Town experienced a 7% decrease in the percentage of houses valued under $100,000, from 21% to 14%. The percentage of owner occupied homes valued at $300,000 or more increased by 6% (from 8% to 14%) in the Town over the past 10 years.

Table 2.4: Housing Value Characteristics

Housing Value (Owner Occupied)	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
Less than $50,000	10 *2%*	15 *4%*	1,140 *6%*	1,021 *5%*
$50,000 to $99,999	90 *19%*	39 *10%*	3,445 *18%*	2,583 *13%*
$100,000 to $149,999	67 *14%*	80 *20%*	5,552 *29%*	4,969 *26%*
$150,000 to $199,999	146 *32%*	95 *23%*	4,316 *23%*	4,810 *25%*
$200,000 to $299,999	116 *25%*	124 *30%*	3,393 *18%*	3,862 *20%*
$300,000 or more	35 *8%*	56 *14%*	1,371 *7%*	2,026 *11%*
Total Units	**464**	**409**	**19,217**	**19,271**
Median Value	$163,500	$184,300	$145,300	$158,800

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

E. Housing Affordability

According to the U.S. Department of Housing and Urban Development not more than 30% of household income should be spent on monthly housing costs in order for that home to be considered affordable. The U.S. Census provides this data on housing costs as a percentage of household income for homeowners (Table 2.5) and renters (Table 2.6). The following information is taken from the 2008-2012 and 2013-2017 American Community Survey 5-year estimates.

Table 2.5: Affordability Comparison for Owner-Occupied Housing Units

Monthly Owner Costs as % of Household Income	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
Less than 20.0%	115 *39%*	114 *42%*	5,132 *43%*	5,958 *51%*
20.0 to 24.9%	62 *21%*	46 *17%*	2,203 *18%*	2,024 *17%*
25.0 to 29.9%	31 *10%*	37 *14%*	1,562 *13%*	1,043 *9%*
30.0 to 34.9%	24 *8%*	16 *6%*	1,026 *9%*	715 *6%*
35% or more	65 *22%*	58 *21%*	2,162 *18%*	1,899 *16%*
Not Computed	4	0	12	27
Total Units Listed	**297**	**271**	**12,085**	**11,639**

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

Between 2013-2017, roughly 27% of owner occupied households in the Town of Linwood were paying 30% or more of their monthly income on housing costs. While this percentage represents a small decrease from the previous five years, it may be an indication that one quarter of the Linwood homeowners are finding it difficult to cover the cost of monthly housing.

Table 2.6: Affordability Comparison for Renter-Occupied Housing Units

Monthly Renter Costs as % of Household Income	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
Less than 20.0%	0 *0%*	7 *37%*	2,386 *29%*	2,544 *31%*
20.0 to 24.9%	0 *0%*	0 *0%*	982 *12%*	964 *12%*
25.0 to 29.9%	0 *0%*	0 *0%*	901 *11%*	1,023 *12%*
30.0 to 34.9%	0 *0%*	0 *0%*	613 *7%*	562 *7%*
35% or more	16 *100%*	12 *63%*	3,374 *41%*	3,223 *39%*
Not Computed	0	11	509	485
Total Units Listed	**16**	**19**	**8,256**	**8,316**

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

Between 2013-2017, 63% of the Linwood renter occupied households were paying a monthly rent above 30% of household income. The percentage decreased from the previous five year period, when 100% of renter-occupied households were paying above 30% of monthly household income.

Section 2.3 Housing Programs

Several means are available to the Town of Linwood to maintain and improve housing conditions and satisfy the needs of all residents. To ensure that the future housing units are safe and adequate for occupancy, the Town of Linwood has a state appointed licensed UDC Uniform Code Dwelling Inspector. There are also State and County housing programs that make loans and grants available to help eligible residents build, repair, or obtain adequate housing. The Town would like to make residents aware of some of these programs:

- Wisconsin Housing and Economic Development Authority (WHEDA) - provides a listing of numerous housing programs including low interest loans for first time homebuyers and veterans, home improvement loans, and tax credit programs for elderly and low income family housing.

- Housing Authority of Portage County (HAPC) - offers a housing assistance program through the Housing Choice Voucher Program. Federal funds are available to help low income persons pay rent on privately owned dwelling units. Most housing types can qualify including single-family homes, duplexes, apartments, manufactured homes and town homes. All units must meet HUD'S standards.

- CAP Services - a nonprofit corporation, also has several programs available to low and moderate income residents of Portage County including Home Buyers Assistance, Housing Rehabilitation and Weatherization programs. Financial assistance under these programs is provided through a deferred loan which is due upon sale of the home or transfer of title.

    - Home Buyer's Assistance Program - provides down payment and rehab assistance. Buyers must contribute some of their own money to the home buying process and

complete home buyer education. The down payment assistance can also be used for closing costs.

- Housing Rehabilitation Program - provides funds to assist low and moderate income homebuyers for necessary repairs including but not limited to: roof work; door, window, and siding replacement; foundation repair; handicap accessibility; well and septic systems; electrical, heating system, and water heater replacement; and lead hazard reduction.

Section 2.4 Housing Issues

- Land requirements.
- Protecting existing activities/lifestyles in the Town of Linwood (Page 121)
- Abandoned homes.

Section 2.5 Vision for Housing

The citizens of the Town of Linwood will feel connected to their community through their homes and neighborhoods.

Key Vision Ideas for Housing

A. Diverse housing exists across income levels and throughout the rural area.

B. Residential growth in rural areas is limited to low-density, single family developments, to ensure that rural landscapes and character there is maintained.

Section 2.6 Housing Goals, Objectives, and Policies

A. Goal:

1. Allow for adequate, affordable housing in the Town of Linwood.

B. Objectives:

1. Housing development takes into consideration the protection of natural resources and open spaces.
2. Maintain or improve the quality and integrity of existing housing in neighborhoods. Local units of government work together to develop creative ways to plan for and share the benefits of growth across municipal boundaries.

C. Policies:

1. Periodically review the Towns Mobile Home ordinance and update as needed.
2. Work with Portage County to enforce or strengthen its Health and Sanitation Ordinance.
3. Agriculture and the protection of natural resources are taken into consideration when and where housing development occurs.
4. Direct multi-family and senior housing toward existing services.

CHAPTER 3 TRANSPORTATION ELEMENT

Section 3.1 Introduction

This chapter will assess the current inventory of transportation options, list goals, objectives, and policies that guide future development of various modes of transportation in the Town of Linwood, and compare local transportation goals to existing County, Regional, and State transportation plan.

Section 3.2 Transportation Facility Inventory/Transportation Funding Programs

A. Roads and Highways

Roadways in the Town's transportation network are classified using the Wisconsin Department of Transportation (WisDOT) Functional Classification Criteria, last updated in April 2013. The existing functional class system (Map page 30) categorizes streets and highways according to their two primary purposes: 1) to move vehicles (traffic mobility), and 2) to serve adjacent land (land access). "Arterials" accommodate the movement of vehicles, while "local roads" provide a land access function (neighborhood streets that lead to homes, etc.). Collectors serve both local and through traffic by providing a connection between arterials and local roads.

1. Urban Minor Arterials: State Highway 66 West from the City of Stevens Point to County Road HH, and County Road HH.
2. Rural Minor Arterials: State Highway 66 West from County Road HH to the southwest where it enters Wood County.
3. Rural Major Collectors: County Road C and County Road HH West.
4. Rural Minor Collectors: West River Drive West.
5. Rural Local Roads: The remaining roadways are classified as rural local roads. Their primary function is land access.

As of 2019, the Town of Linwood road system includes a total of 64.81 miles. State Highway 66 West accounts for 8.22 miles. County Roads PP, C, II, HH, and E account for 15.89 miles, with the remaining 40.70 miles, being town roads.

WisDOT conducts traffic counts for some roadways within the Town (Map page 30). These counts, reported as the Annual Average Daily Traffic (AADT), represent an estimate of the number of vehicles traveling along a given point on a highway on an average day in the year. The AADT is a short-term count (usually 48 hours) and is collected over a three, six, or ten-year cycle.

B. Transit and Transportation Facilities for the Disabled and Elderly

The Aging and Disabilities Resource Center of Portage County provides transportation services for seniors and adults with disabilities in the Town of Linwood area through a volunteer escort service. Volunteer drivers may also be requested for those persons going to medical appointments or those otherwise not able to be using the busing service. Persons requiring such services must call to make a reservation and are picked up and dropped off at their home. For more information contact the Aging and Disability Resource Center at 715-346-1401.

C. Railroads

Canadian National Railroad runs through the northeast portion of the Town of Linwood.

D. Air Transportation

The two main airports that serve Town of Linwood are Central Wisconsin Airport and the Stevens Point Municipal Airport.

The Central Wisconsin Airport is located approximately 20 miles north of the Town of Linwood on Interstate Highway 39 in Mosinee. The facility is owned and operated via joint agreements between Marathon and Portage Counties. The Wisconsin State Airport System Plan 2030 classifies CWA as a Commercial Service Airport, which by definition supports regularly scheduled year-round commercial airline service, and supports a full range of general aviation activity to domestic and international destinations. Several airlines offer regular commuter and passenger service with connections anywhere in the world. Air cargo service is also available.

The Stevens Point Municipal Airport is located at the intersection of I-39 and State Highway 66 in Stevens Point. The facility is owned and operated by the City of Stevens Point. The Wisconsin State Airport System Plan 2030 classifies the airport as a Large General Aviation airfield, which supports all general aviation aircraft that include daily operations of all types of business jets. These airports generally serve as domestic transportation centers and may support international business activity. Although there is no passenger service available, the airport plays a critical role in fostering business growth and economic development in the region by providing facilities for agricultural spraying, emergency medical flights, law enforcement, and pilot training.

E. Trucking

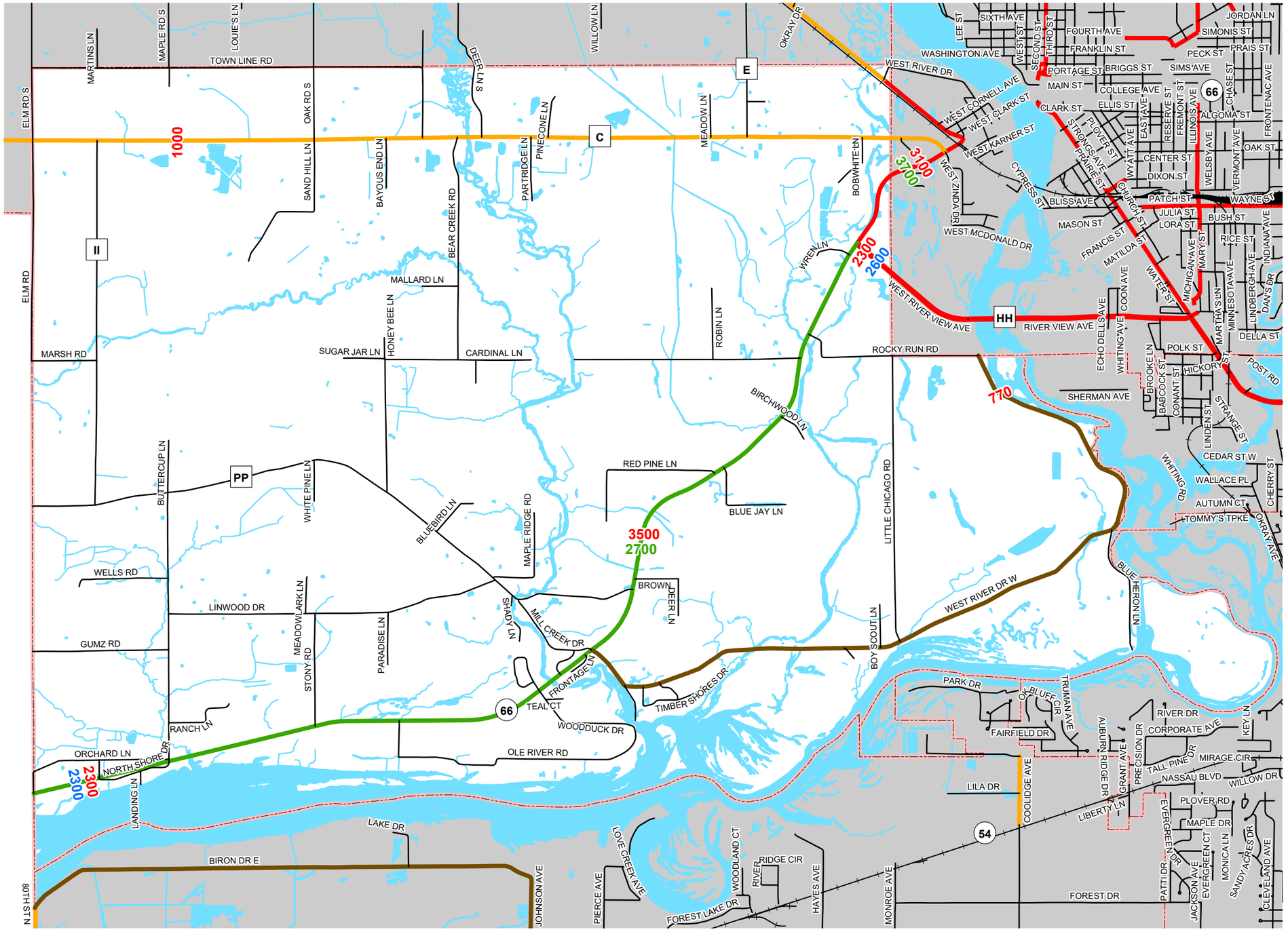
Semi truck traffic in the Town generally consists of traffic related to agriculture, logging, and normal delivery services for area businesses. There are no designated truck routes. The Portage County Highway Department, however, posts weight limits on County Roads in the spring to mitigate potential damage to the road surface from use of the roads during the thawing of the frost layer in the soil.

In 2014, several changes were made to Wisconsin law directing the way agricultural vehicles and equipment can operate on State, County, and Town roads. The most significant change was a 15% increase in the maximum weight limits for these vehicles, otherwise known as Implements of Husbandry (IoH) and Agricultural Commercial Motor Vehicles (Ag CMV's). IoH and Ag CMV's are limited to 23,000 pounds per axle or 92,000 pounds gross vehicle weight, depending on the number of axles and axle spacing, but are still subject to seasonal or special postings. Certain types of IoH, called Category B IoH (i.e. tillage, planting, and cultivation equipment), are exempt from meeting the per axle limits. The Town is authorized to issue a no-fee permit to allow an operator to exceed the statutorial limits.

F. Bike/Walking Routes or Trails

There are no designated bike/walking routes or trails in the Town of Linwood.

Transportation Network and Functional Class



Road Class

- Urban Minor Arterial
- Rural Minor Arterial
- Rural Major Collector
- Rural Minor Collector
- Local Road
- Railroad

2011 Average Daily Traffic Volume
2014 Average Daily Traffic Volume
2017 Average Daily Traffic Volume

N
W E
S

0 0.25 0.5 1 Miles

Source: Portage County Planning & Zoning (2021)
Wisconsin Dept. of Transportation (2021)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan

Section 3.3 Inventory of Applicable Transportation Plans and Programs

A. Short Term Highway Improvement Plans

1. Statewide Transportation Improvement Program

The Highway Improvement Program covers the state highway system which is administered and maintained by WisDOT. The Statewide Transportation Improvement Program (STIP) produces a four-year plan of highway and transit projects for the state of Wisconsin. WisDOT has plans for rehabilitation of existing bridges along Highway 66 West in the Town of Linwood during their 2019-2022 plan cycle.

2. Portage County Highway Department Five-Year Reconstruction, Reconditioning and Resurfacing Plan.

The Portage County Highway Department also prepares short term construction and maintenance plans for County roads. The following projects are proposed on County roads within the Town of Linwood during the 2019-2023 plan cycle:

- In 2018, maintenance will be performed on County Road PP, including crack filling and chip sealing.
- In 2021, County Hwy II will undergo resurfacing.

The Town should continue to monitor both the State and County transportation planning documents for the most up-to-date road maintenance proposals.

B. Town of Linwood Road Improvement Plans

The Town of Linwood maintains a Five-Year Road Improvement Plan, which is reviewed and updated yearly.

Section 3.4 Transportation Related Programs

The Town of Linwood uses PASER (Pavement Surface Evaluation and Rating)-WISLR (Wisconsin Information System for Local Roads) road condition rating system to assess the physical condition of local roads. The WISLR/PASER software can help prioritize road maintenance, calculate project costs, evaluate consequences of alternative budgets and project selection strategies.

Section 3.5 Transportation Issues

- Heavy equipment on roads (construction, garbage trucks, logging, semi's, etc.)
- Rating of town roads to determine weight restrictions and capacities.
- Posted signs in spring stating weight restrictions.
- Impact of businesses that require truck traffic on local roads.
- Conflict between farm and non-farm vehicles.
- Liability for damage caused to roads from various activities.
- Maintain a Five-Year Road Improvement Plan.
- Flooding causing minor to extreme damages to town roads.

Section 3.6 Transportation Goals, Objectives, and Policies

A. Goals:

1. A local road system that provides efficient traffic flow and safely accommodates different types of vehicles.

B. Objectives:

1. Support and maintain a safe and efficient road system. The Town of Linwood Road Ordinance is implemented for road design standards.

2. Be prepared to react to the extension of Hwy 10 and County HH. This may require additional land use planning by the Town of Linwood on a long- range basis.

3. Land uses which generate heavy traffic on local roads that have not been constructed or upgraded for such use, will require negotiations between developers and the Town of Linwood to meet road standards. (Example: subdivisions, quarries, sawmills, industry non-metallic mining etc.)

4. Adhere to local road plans.

5. Working together with Portage County and FEMA regarding natural disasters.

C. Policies:

1. Continue to use WISLR/PASER Program to help ensure that local roads are properly maintained.

2. Local road standards will comply with the Town of Linwood Town Road Ordinance.

3. Coordinate with Portage County Highway Department regarding maintenance of County roads within the Town.

4. Town of Linwood develops and up-dates a Five-Year Road Improvement Plan.

5. New roads are maintained to the best possible extent.

6. Future road locations, extensions or connections should be considered when reviewing development plans.

7. Use Portage County Emergency Management and Portage County Sheriff's Department to raise awareness of transportation safety issues.

8. Town Road Ordinance shall guide the construction or reconstruction of roads for new development. Developers are to be responsible for the cost of any new roads or the improvement of existing local roads associated with new development.

9. Priority is given to maintaining and enhancing existing infrastructure before adding new roads.

CHAPTER 4 UTILITIES AND COMMUNITY FACILITIES ELEMENT

Section 4.1 Introduction

Adequate infrastructure, utilities, community facilities and services are important in meeting existing and future community needs. They are the framework of a community's life and without them the present day standard of living could not exist. The decisions made for the Town of Linwood regarding the utilities and community facilities will impact all present and future residents.

This chapter will list the existing utilities and community facilities serving the community and outline future desires and needs for Town residents. Refer to the Community Utilities Map (Page 38) and Community Facilities Map (Page 39).

Section 4.2 Public Utilities and Community Facilities Inventory

A. Sanitary Sewer Service

There is no sanitary sewer service in the Town of Linwood. Residents in the Town utilize private on-site wastewater treatment systems (POWTS), otherwise known as private septic systems, as allowed by the Portage County Private Sewage System Ordinance.

The Portage County Planning and Zoning Department administers the permitting and management of POWTS county-wide. Currently Portage County Zoning does not allow for holding tank installation in new home construction.

B. Water Supply

The Town relies entirely on private wells for water supply. Please see the groundwater section of the Agricultural, Natural, and Cultural Resources chapter of this Comprehensive Plan for further information (Page 45).

Since potable water is obtained primarily from groundwater, consideration should be given to locate new wells away from any known or possible sources of contamination. One possible source is landfills. Other possible sources are private septic systems, uncapped wells, and subdivisions (due to the high concentration of septic systems). Landfills (also formerly known as dumps) have been around as long as people have lived in Portage County. The locations of many of the smaller, private dumps, however, are unknown. All known landfills within Portage County, including the County Landfill located on County Road QQ, have been closed. There is also an abandoned landfill located in the Town of Linwood, at 1662 West River Drive West. According to the Department of Natural Resources Administrative Code, there must be a minimum separation distance of 1,200 feet between a new private well or reservoir and the nearest edge of an existing, proposed, or abandoned landfill. Refer to Administrative Code NR 812.08(4) for a complete list of minimum separation distance requirements between new wells and other possible sources of contamination.

C. Storm Water Management

The Town does not have a formal storm water management plan. However, responsibility for storm water management within the Town of Linwood is split between Portage County and the Town. Storm water facilities consist mainly of ditches along the road network. Portage County Planning and Zoning Department may require a Stormwater Control Plan prior to issuance of a

zoning permit when an impervious surface drains toward surface water, wetlands, and/or a neighboring property. If a development is equal to or greater than one acre, a Stormwater Control Plan must also be approved by the Wisconsin Department of Natural Resources.

D. Solid Waste & Recycling Facilities

The Town residents have the option of going with the Town contracted provider for solid waste and recycling materials or finding their own provider. The Town has an agreement with the Portage County Solid Waste Department that the County will receive solid waste and recycling materials at their Material Recovery Facility, located in the Village of Plover. Town-wide solid waste/recycling pickup may be reviewed in the future.

E. Corporate Utilities

1. Telecommunication Facilities – There are two telecommunication towers in the Town of Linwood. The Town does not own or manage either of these facilities.

2. Power Generating Plants and Electric Transmission Lines – There is one hydroelectric power plant on the Wisconsin River that is owned and operated by Consolidated Water Power American Transmission Company has electric transmission lines running through the Town. Electrical power is supplied to the majority of residents through the Wisconsin Public Service Corporation and Wisconsin Power & Light.

3. Pipelines – Flint Hills Resources, a subsidiary of Koch Industries, has a hazardous liquid pipeline through the Town.

4. Telephone and Internet Services – Telephone and internet service is currently provided to residents, depending on where they live, by a variety of carriers.

5. Waste Water Treatment Facility – Pixelle Specialty Solutions operates a Waste Water Treatment Facility located in the Town of Linwood at 2690 West River Drive West.

Section 4.3 Community Facilities Inventory and Analysis

A. Municipal Buildings

Currently, the only municipal building in the Town of Linwood is the Town Hall located at 3160 Mill Creek Drive. This facility includes administrative offices, public meeting space, and municipal garages for vehicle maintenance and storage.

B. Police, Fire, Rescue, Emergency Response

The Portage County Sheriff's Office provides protective services through random patrols and on a "call out" basis. The Portage County Emergency Medical Services (EMS) Division provides ambulance service for the Town of Linwood through contracts with the Stevens Point Fire Department, Plover Fire Department, and Amherst Fire District. The ambulances that serve Linwood residents are dispatched from Stevens Point Fire Department Station 1 located on Franklin Street.

The Town currently contracts with the Rudolph Volunteer Fire Department for fire protection and Emergency Medical Responder (formerly known as first responder) services. Station "2" is located in the Town of Linwood, 1785 West River Drive West.

The Town of Linwood developed an Emergency Response Plan, to provide procedures to respond to various types of emergencies and disasters.

C. Schools

The Town of Linwood is served by the Stevens Point Area Public School District. There are nine elementary schools, one senior high, two junior highs, located within the district. There are several other specialized schools (Point of Discovery School, Charles Fernandez Center, Boston School Forest, and Online Learning Center).

Pacelli Catholic Schools also serve the area, this system consists of one high school, one middle school, two elementary schools, and one early childhood center.

Post-secondary education opportunities for town residents are available at the University of Wisconsin-Stevens Point and Mid-State Technical College, in Stevens Point.

D. Parks

There are several small County parks located along the Wisconsin River on West River Drive West in the Town of Linwood. Portage County also has a preserve (approximately 83.66 acres along Little Chicago Road and Rocky Run Road), "Rocky Run Preserve", with an entrance on Rocky Run Road. The Town also contains one privately owned golf course. There are four public boat ramps located in the Town. Hunting, fishing, and boating are three of the important recreational activities available in Linwood.

E. Cemeteries

The Town currently has two cemeteries and one burial site, they are located as follows:

- Union Cemetery, Mill Creek Drive
- Woodville Cemetery, Cemetery Road
- Burial Site, West River Drive West

F. Health Care Facilities

There are no health care facilities located within the Town of Linwood. The closest facilities to Linwood are: Ascension St. Michaels Hospital and Clinics in Stevens Point and the Aspirus and Ascension Clinics in the Village of Plover.

Senior and disabled residents of the Town of Linwood are served by several programs that are administered and operated by Portage County. The Aging and Disability Resource Center of Portage County at the Lincoln Center, 1519 Water Street, Stevens Point, Wisconsin provides answers to issues regarding hospice care, nursing, home-delivered meals, and transportation needs for those individuals who are in need. Several out-of-home dining sites are located throughout the County and an Adult Day Center is also located at the Lincoln Center. In addition, the Volunteer Caregivers of Portage County offers transportation services through the Lincoln Center. More information and assistance is available online at http://www.co.portage.wi.us/department/aging-disability-resource-center, or by calling 715-346-1401.

G. Child Care Facilities

The child care licensing program is a component of the services provided by Wisconsin Department of Children and Families. The program is accountable for the statewide licensure of Wisconsin's child care facilities, including family child care, group child care, and day camps. Under Wisconsin law, no person may provide care and supervision for four or more children under the age of seven for less than 24 hours a day unless that person obtains a license to operate a child care center from the Department of Children and Families. There are no state licensed childcare facilities at this time located in the Town of Linwood. However, there may be in-home child care providers operating within the town that are not required to be licensed.

H. Libraries

The closest library facility available to Town residents within Portage County~~,~~ is the Portage County Public Library at 1001 Main Street, Stevens Point. Hours for the public library can be obtained by calling (715) 346-1544. More detailed information about the Portage County Public Library System can be obtained via the internet at: http://library.uwsp.edu/pcl or by calling the library system at: 1-800-264-0766.

Section 4.4 Utilities and Community Facilities Issues Identified by the Plan Commission

The following issues relating to utilities and community facilities were identified through the planning process:

- The Town is in need of a more convenient emergency shelter, in case of a natural disaster. Currently Kennedy School in Junction City is listed as the emergency shelter for the Town of Linwood.
- How can cell phone service and emergency management communications be improved without the unnecessary proliferation of towers?
- The Town has identified a need for improved response time for personal emergency medical services. How can the Town of Linwood ensure the quality response times of emergency medical services?
- Work with Emergency Management for alternate emergency routing due to the Clark Street rail road tracks.

Section 4.5 Vision for Utilities and Community Facilities

Public Facilities

The Town of Linwood residents will enjoy a network of high quality, efficient public facilities while living in Portage County. With services provided in Portage County and our closeness to these areas, our roadways make it easy for us to get to these areas.

Key Vision Ideas for Public Facilities:

A. Encourage consideration of cost efficient utilities where available and appropriate.

B. Continue to have quality education facilities in the Stevens Point Area Public School District.

C. Portage County coverage for emergency services will continue to improve response times and Rudolph Volunteer Fire Department first responders will continue their reasonable response times.

D. Portage County has places available for activities for the youth of our community.

E. Work with Emergency Management for alternative emergency routing due to the Clark Street rail road tracks.

Section 4.6 Utilities and Community Facilities Goals, Objectives, and Policies

A. Goal:

1. Ensure adequate public services and facilities to meet present and future needs.

B. Objectives:

1. Share services across county or municipal borders whenever possible.

2. Increase presence of emergency and patrol services in the area.

C. Policies:

1. Periodically meet with appropriate governmental units and agencies to review the sharing or expansion of services and facilities as the need arises.

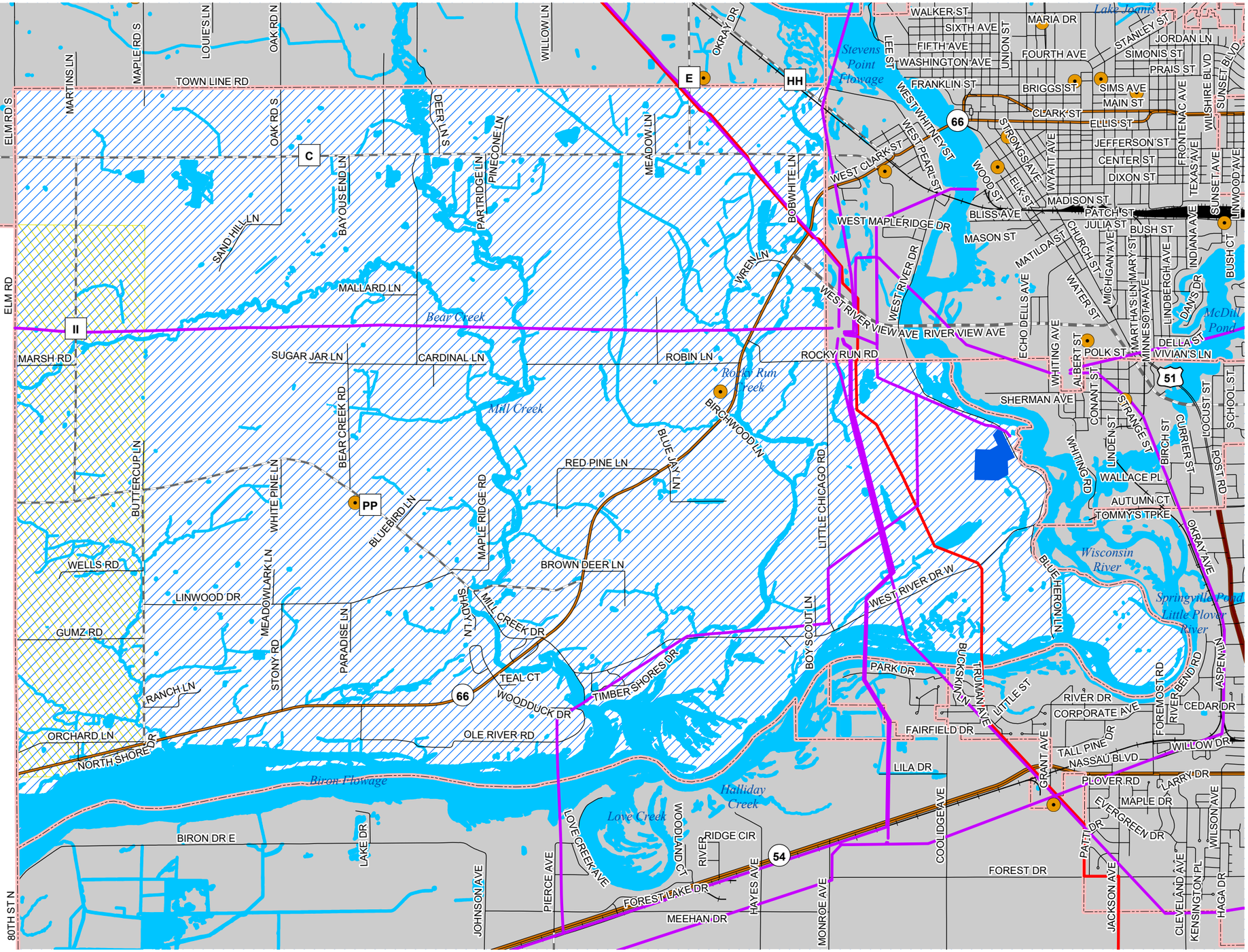
2. Work with appropriate agencies to improve public safety near all facilities within the town.

3. Work with Portage County to improve emergency response time and alternative routing due to the Clark Street rail road tracks.

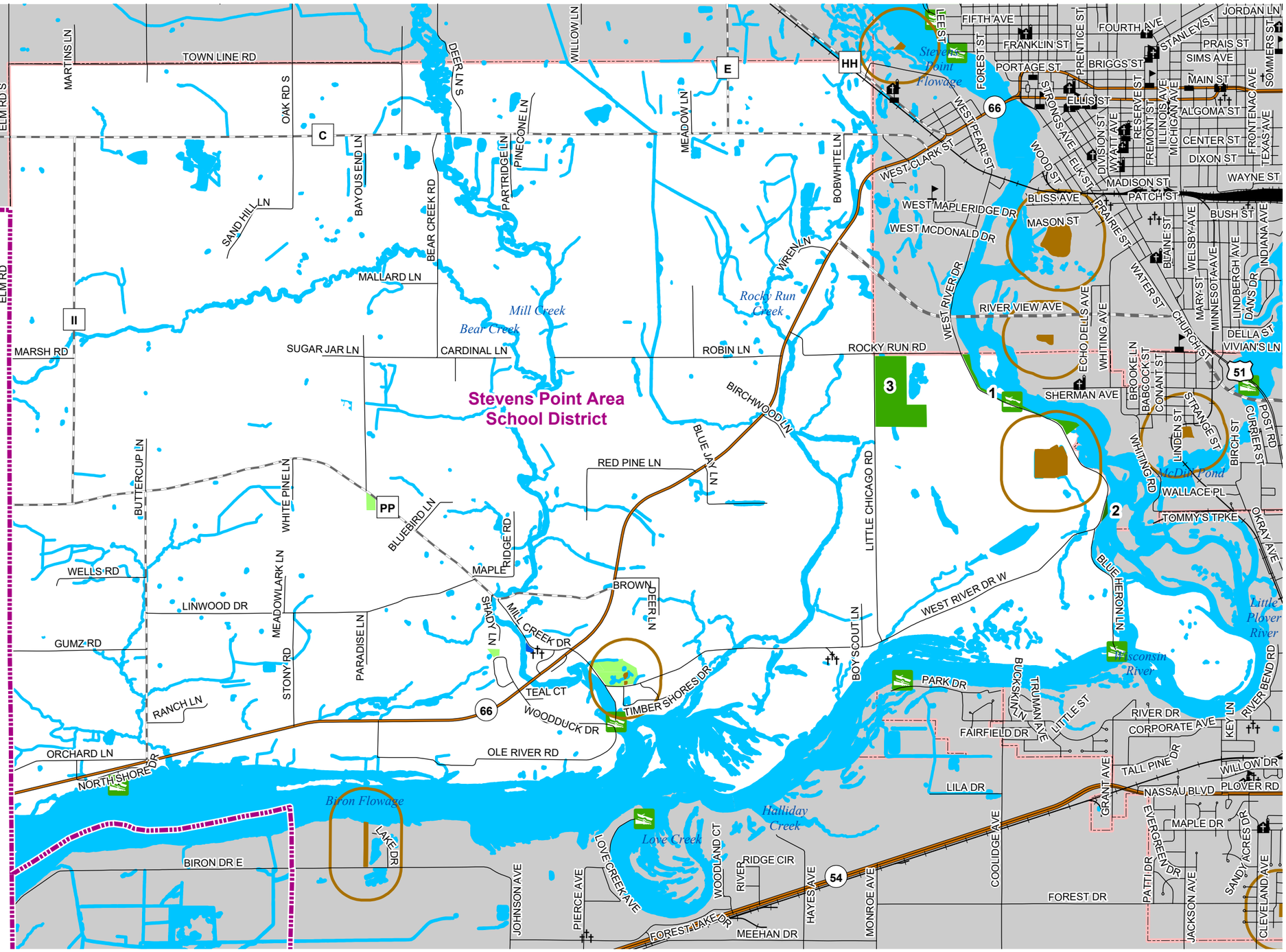
4. Encourage the establishment of a satellite ambulance station in Stevens Point and Rudolph Volunteer Fire Department (Station #2).

5. Work with the Emergency Management Office to look at the possibility of using Point of Discovery School as a emergency shelter for the Town of Linwood.

Community Utilities



Community Facilities



- School
- Church
- Cemetery
- Public Boat Ramp
- Town Hall
- Public Land
- 1. Consolidated Park
  2. Al Tech Park
  3. Rocky Run Preserve
- Landfills with 1200 foot Well Restriction Buffer
- School District Boundaries

N
W E
S

0 0.25 0.5 1 Miles

Source: Portage County Planning & Zoning (2021)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan

CHAPTER 5 AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES ELEMENT

Section 5.1 Introduction

The agricultural, natural, and cultural resources of the Town of Linwood are important reasons why people choose to live here. It is a beautiful place with substantial woodlands and waterways.

The majority of the soils in the Town of Linwood fall into three broad soil groups, described below: (General Soil Associations Map (Page 54)

General Soils Description

1. Soils Formed in Loamy or Silty Materials and the Underlying Residuum from bedrock: Silt loam soils of the Kert-Norgo Association, the Meadland-Rozellville-Dolph Association, and the Point-Dewey-Mosinee Association are common, with the former found primarily in the western part of the Town. These soils are well drained to poorly drained, nearly level to gentle sloping, and are underlain by bedrock at a depth of 4 to 20 feet.

2. Soils Formed Mainly in Outwash Sand and Gravel or Sand: Soils in the Roscommon-Meehan-Markey Association are located within a broad north-south corridor, between Mill Creek and Rocky Run Creek. Soils of this association are somewhat poorly drained.

3. Soils Formed in Alluvial or Organic Deposits: Soils of the Alluvial Land, Wet-Dunnville Association and the Markey-Seelyeville-Cathro Association occur along the river terraces and beaches, islands, and floodplains, and are generally very poorly drained. These alluvial soils are much less extensive than the previous two groups.

Section 5.2 Agricultural Inventory

Agriculture accounts for about 16% of all lands in the town. The town has multi-farm classified operations, dairy, beef, bison, and cash cropping, although farming, other than dairy, is the primary agricultural activity. The majority of crops are corn, oats, soybeans, and hay. Soil wetness is a major limiting factor, although some areas have been improved for cropland production through the use of surface drains. The majority of the farmland is located in the western one-half of the town.

A. Soil Capability for Farming

There are several blocks of good, productive agricultural lands that are being successfully farmed. Soil wetness is the major limiting factor for farming, although this problem has been overcome in some areas through use of surface drains. Generally speaking, however, surface drainage patterns are variable unless impeded by natural or manmade blockages or obstructions, such as dam regulation on the Wisconsin River. Subsurface drainage is extremely limited due to the shallow depth to bedrock in many areas.

B. Soil Capability for Residential Development

Soil capability is a major limiting factor in the location of residences in the town, particularly since there is no public sewer system. High groundwater, slow permeability, and high bedrock were found to be the primary limiting factors for on-site systems. In addition, on-site sewage systems are generally prohibited within the 100 year floodplain.

National and local research, including the County's Groundwater Management Plan, indicate that proper lot size is a critical factor in preventing ground water pollution from on-site sewage systems. Specifically, traditional ½ acre lots used in many parts of Portage County in previous years, have been found to provide insufficient area to prevent degradation of groundwater quality, where on-site sewage systems are used. Lot sizes of two acres or larger are needed to prevent potential problems in the future, based on soil conditions in the Town of Linwood.

C. Productive Agricultural Soils

Productive agricultural soils in the Town of Linwood have been identified, with the assistance of the County Conservationist, using the Soil Survey of Portage County, as published by the United States Department of Agriculture (Productive Agricultural Soils Map page 55). The Town does not have any soils in the desirable Class 1 Capability Grouping, leaving only soils with moderate to very severe limitations that reduce the choice of plants, require special conservation practices, or both. Soils with the lowest degree of limitations for farming are listed below. Slopes greater than 6% were excluded from the "productive" designation due to severe hazard for water erosion. Productive soils include:

Productive

- DuB – Dunnville very fine sandy loam, 2 to 6 percent slopes
- MsB – Mosinee sandy loam, 2 to 6 percent slopes
- NoB – Norgo silt loam, moderately deep variant, 2 to 6 percent slopes
- RhA – Rockers loamy sand, 1 to 3 percent slopes
- RzB – Rozellville loam, 2 to 6 percent slopes

Note: The Mosinee, and Rockers series are susceptible to pesticide and nitrate leaching due to high sand and gravel content which relates to rapid water permeability (two to six inches per hour).

Productive if drained

- Af – Altdorf silt loam
- DoA – Dolph silt loam, 1 to 3 percent slopes
- DxA – Dunnville very fine sandy loam, mottled subsoil variant, 1 to 3 percent slopes
- KeA – Kert silt loam, 1 to 3 percent slopes
- MeA – Meadland loam, 1 to 3 percent slopes
- Oe – Oesterle sandy loam
- Sh – Sherry silt loam
- Vs – Vesper silt loam

Note: Drainage may cause flooding, stream bank erosion and water quality degradation due to down gradient receiving surface water.

Productive if irrigated

- FrA – Friendship loamy sand, 0 to 3 percent slopes
- RfA – Richford loamy sand, 0 to 2 percent slopes
- RfB – Richford loamy sand, 2 to 6 percent slopes

Note: The Friendship and Richford series require irrigation to maintain productivity and are highly susceptible to pesticide and nitrate leaching.

D. Farming Systems, Demographics, and Land Tenure

The Town is located near one of the major farm regions in Wisconsin which is the dairy region. In Wisconsin, dairying is mostly concentrated in a belt that begins near Hudson heads east to Wausau and nears Green Bay, then turns southwest through Fond du Lac, Madison and ends near Dubuque, Iowa. According to the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP), there are no active Grade A or B dairy farms operating in the Town of Linwood in 2019. There are a small number of livestock farms (specializing in chickens, beef, bison, and hogs) as well as cash crop farms operating within the Town. The presence of pivot irrigation rigs is one key indicator of crop production. In 2019, there were 2 irrigation pivots in Linwood.

As is the trend all across the nation, farm numbers are down in the Town of Linwood, while acreage per farm is up. Farm consolidation is a common practice in this industry. Agricultural employment is also down. According to the 2013-2017 American Community Survey five-year estimates, approximately 10 people (or 2% of employed persons) were employed in an agricultural, forestry, fishing, hunting, and mining related field in the Town of Linwood. This is down slightly from the 2008-2012 estimates, when roughly 18 people (or 3%) were employed in the same field.

E. Farm Economy and Infrastructure

Because of the lack of farm economy information available at the town level, a detailed discussion of the farm economy at the town level is not practical. Please see the complete discussion of the Portage County farm economy in the Agriculture, Natural and Cultural Resource element of the Portage County Comprehensive Plan. (This report can be obtained from the Portage County Planning and Zoning Department)

F. Other Local Influences on Agriculture

The Linwood area has not experienced the increased pressure for the development of rural residential properties compared to some other communities and Portage County. There is limited residential development, and the Plan Commission predicts that the town's character will remain rural far into the future. However, even with a limited development, there will still be homes coming onto the agricultural landscape, increasing the potential for conflict, increasing the assessed value of non-farm lands, and most importantly, increasing the sale price per acre of land beyond the point of being economically viable for purchase as farmland.

1. Wisconsin Right-to-Farm Law

Wisconsin Statute 823.08, commonly referred to as Wisconsin's "Right-to-Farm Law", was created in 1981 and substantially revised in 1995. The purpose of the statute is to provide a measure of protection for farmers from lawsuits, or the threat of lawsuits, in which the normal consequences of an agricultural activity such as odors, noise, dust, flies or slow-moving vehicles are claimed to be a nuisance. The statute includes a statement of public purpose, in which the Legislature states that local units of government are in the best position to prevent land use conflicts through zoning, and urges local units of government to use their authority accordingly.

2. Implements of Husbandry

2013 Wisconsin Act 377 established a framework for regulating the operation on highways of vehicles used exclusively in the conduct of agricultural operations that exceed statutory

size and weight limits. In short, Act 377 provided agricultural vehicles with weight limitations that are approximately 15% higher than the weight limitations that apply to other vehicles, provided limited exceptions for agricultural vehicles from size and weight limitations under specified circumstances, and allowed operators of agricultural vehicles to obtain a "no fee" permit for agricultural vehicles that exceed statutory size and weight limitations.

G. Agricultural Programs

The United States Department of Agriculture's Farm Service Agency (FSA) and Natural Resources Conservation Service (NRCS) oversee a number of voluntary farming related conservation programs. The following is a partial list of the programs that work to address issues ranging from minimizing soil erosion to enhancing wildlife habitat. For more information about these and other programs contact the local FSA or NRCS office at 715-346-1313.

- Conservation Reserve Program (CRP)

  The Conservation Reserve Program (CRP), administered through FSA, is a voluntary program for agricultural landowners. Through CRP, one can receive annual rental payments and cost-share assistance for removing environmentally sensitive land from agricultural production and planting species that will improve water quality, prevent soil erosion, and reduce loss of wildlife habitat. Participants enroll in CRP for 10 to 15 years.

- Conservation Reserve Enhancement Program (CREP)

  The Conservation Reserve Enhancement Program (CREP), also administered through FSA, is a voluntary program that targets high-priority conservation issues identified by local, state, or tribal governments or non-governmental organizations. Through CREP, farmers, ranchers, and agricultural land owners can receive annual rental payments and cost-share assistance for removing environmentally sensitive land from production and introducing conservation practices. Participants enroll in CREP for 10 to 15 years.

- Environmental Quality Incentives Program (EQIP)

  The Environmental Quality Incentives Program (EQIP), administered through NRCS, is a voluntary program for agricultural producers and owners of non-industrial private forestland who want to address natural resource concerns on their land and deliver environmental benefits such as improved water and air quality, conserved ground and surface water, reduced soil erosion and sedimentation or improved or created wildlife habitat. It provides both technical and financial assistance to implement conservation practices, or activities like conservation planning, that address natural resource concerns. Contracts can last up to 10 years.

- Agricultural Conservation Easement Program (ACEP)

  The Agricultural Act of 2014, enacted on February 7, 2014, established the Agricultural Conservation Easement Program (ACEP). It repealed the Farm and Ranch Lands Protection Program (FRPP), Grassland Reserve Program (GRP), and Wetlands Reserve Program (WRP), but does not affect the validity or terms of any FRPP, GRP, or WRP contract, agreement or easement entered into prior to the date of enactment, or any associated payments required to be made in connection with an existing contract, agreement or easement.

ACEP provides financial and technical assistance to help conserve agricultural lands and wetlands and their related benefits. An Agricultural Land Easements component combines the purposes of the former FRPP and GRP, for which NRCS helps American Indian tribes, state and local governments and non-governmental organizations protect working agricultural lands and limit non-agricultural uses of the land. Under the Wetlands Reserve Easements component, NRCS helps to restore, protect and enhance enrolled wetlands.

- Wildlife Habitat Incentives Program (WHIP)

  The Agricultural Act of 2014 repealed the Wildlife Habitat Incentive Program (WHIP). NRCS will continue to support existing active WHIP contracts entered into prior to passage of the Agricultural Act of 2014, using the rules and policy in effect at the time of contract obligations. Portions of the WHIP Statute were rolled into the above described Environmental Quality Incentives Program.

Section 5.3 Agricultural Issues

- Decreasing number of farm operations.
- Farms being replaced by residential development.
- The soil is good for some species of trees, may be good for long-term economics, aesthetics and wildlife, but not good for short-term economic return.
- A limited quantity of quality agricultural land exists in the town.
- Town continues to assess groundwater quality with regard to atrazine, nitrates and other chemicals.

Section 5.4 Vision for Agricultural Resources

Agriculture remains a part of the town's economy, with farming in balance with the environment, using practices that are sustainable and methods that protect air, soil, and water resources.

Key Vision Ideas for Agriculture:

Even though the Town of Linwood is an urban town we remain a farming community and need to show our support to those in the farming industry by using guide lines that will allow farming practices that are environmentally sensitive, protect air, soil, and water resources.

Section 5.5 Agricultural Resources Goals, Objectives, and Policies

A. Goal:

1. Preserve lands best suited for agricultural uses.

B. Objectives:

1. Agricultural practices are unencumbered by development.
2. Educate the public about the operations and activities of the agricultural community.
3. Utilize agricultural practices that are environmentally sensitive and protect air, soil, water, and wildlife resources.
4. Preserve productive agricultural land town-wide.
5. Support and protect agriculture as an important economic activity and land use.

6. Use of organizations CRP, CREP, and Mill Creek Watershed.
7. Review the Pixelle Specialty Solutions Water Renewal Center operations.
8. Solid Waste/Water Renewal Center information should be continually monitored.

C. Policies:

1. Discourage non-farm development, particularly subdivisions, in areas near intensive agricultural activities, in order to minimize farm, non-farm conflicts.
2. Encourage the preservation of good farmland.
3. Property owners who wish to establish an agricultural event center (aka: event barn) must do so by seeking initial approval of the town plan commission and the town board. Each request will be examined on a case-by-case basis and thoroughly reviewed prior to initial approval to limit any potential negative impact on the community. Feedback from the community will be sought. Upon initial approval, property owner must then obtain approval from any other governing body, law enforcement agency, fire protection organization, Department of Natural Resources, local government, county government, state government, or federal government as required by each organization in accordance with any applicable laws that may apply to an agricultural event center. Upon completion of these steps, a conditional use permit may be issued by the town to permit the agricultural event center to operate subject to any restrictions set forth in the conditional use permit. Any violation of the terms and conditions of the conditional use permit may result in immediate revocation of the permit.

Section 5.6 Natural Resources Inventory

Natural resources in the Town serve as the foundation for resident's physical and economic well being, from groundwater quality to land suitability for agricultural, residential, or commercial development.

A. Topography

The Topography of the Town is generally flat to slightly rolling and includes many lowland wet areas. The elevation ranges from 1,040 feet above sea level along the Town's southern boundary with the Wisconsin River, to 1,200 feet above sea level in the southwest corner of the Town. (Topography Map page 56).

B. Groundwater

The Town of Linwood is located in a geologic province known as the drift-crystalline rock province. The drift crystalline rock province is different from most of the County in that the basement granitic bedrock is close to the surface, and the unconsolidated aquifers above it are very limited. The depth to bedrock is generally shallow, and the depth to groundwater is also shallow at less than 5 feet below the lands surface throughout most of the Town. Groundwater elevation can help determine the approximate depth to groundwater in a given area by subtracting the groundwater elevation from land surface elevation. It can also be used to determine the direction in which groundwater flows, which is generally from higher to lower elevations. Knowing the direction of groundwater flow can be a helpful piece of information when determining proper siting of well and on-site waste systems. (Ground Water Depth Map page 57 and Groundwater Flow Map page 58)

Due to the shallow bedrock, potential pumping yield rates for groundwater are generally less than or equal to 20 gallons per minute throughout much of the Town. This rate is low when compared to areas south and east of the Wisconsin River, where rates can exceed 500 gallons per minute. This relatively low pumping rate is not as favorable for high capacity well systems, and as such, there are no high capacity wells within the Town of Linwood (Source: DNR Water Withdrawal and High Capacity Well Viewer).

Groundwater resources are protected through County, State, and Federal regulations, and the cooperative efforts of water systems, trade associations, individual operators, planning commissions and county, state and federal science agencies.

Portage County has adopted a variety of ordinances that address water resource concerns in some fashion, including:

- Animal Waste Management Ordinance – Regulates the permitting of animal waste storage facilities, the permitting of new and expanding feed lots, nutrient management, and manure irrigation.
- Wellhead Protection Ordinance – Regulates land uses within special zones for the protection of municipal water resources.
- Subdivision Ordinance – Requires water testing on some lots prior to the division of land to establish water quality.
- Well Abandonment Ordinance – Establishes the practices and requirements for properly filling and sealing unused or abandoned wells.

In Linwood 100% of residents rely on groundwater as their drinking water source. Overall, groundwater quality in the Town is good, but once groundwater is contaminated, it is expensive and often not technically possible to clean. These factors dictate that the citizens of Linwood need to be careful to protect their groundwater from contamination. Most contaminants originate on the land surface and filter down to the groundwater. Potential sources of groundwater contamination include septic systems, underground storage tanks, pipelines, mining operations, manure, fertilizers, pesticides, improperly abandoned wells, and landfills. Depth to water table, soil texture, and permeability all play a role in diminishing the negative effects contaminants may have on water quality. Given the very thin or nonexistent unsaturated zoned, there exists little or no second line defense against contaminants regardless of the nature of the subsurface materials. This area of the County is considered vulnerable to contamination given the shallow depth to groundwater and bedrock. Extra care should be given when siting land use activities so that potential impacts to the groundwater resource are minimized.

Some of the most common groundwater quality issues include:

- Nitrate-nitrogen – Nitrate is a chemical commonly found in agricultural and lawn fertilizer. It is also formed when waste materials such as manure, bio-solids, or septic effluent decompose. Nitrate is the highly soluble and mobile form of nitrogen. Landscapes where no nitrogen is artificially added are nitrogen limited, meaning plants take up all available nitrogen. As a result, expected natural levels of nitrate-nitrogen in Wisconsin are less than one parts per million (ppm). State and Federal regulations advise that nitrate-nitrogen levels in drinking water not exceed 10 ppm for health reasons. Groundwater testing data compiled over the past 25 years (1993-2018) by the Wisconsin Well Water Viewer found that 5% of samples tested in the Town of Linwood exceeded nitrate levels above 10 ppm (Nitrate Nitrogen in Private Wells Map page 59). Less than 1% of samples in the Town exceeded nitrate-nitrogen levels of 20 ppm.

In the summer of 2017, Portage County collaborated with the UW-Stevens Point Center for Watershed Science to sample private wells for nitrate-nitrogen. In the interest of ensuring representation from across the county, the county was divided into grid cells each measuring 2 miles by 2 miles. One well from each grid cell was randomly selected for sampling, and analyzed at the state-certified Water and Environmental Analysis Lab. In total, seven samples were collected and analyzed from the Town of Linwood. The nitrate-nitrogen concentration of the sampled wells ranged from <0.1 ppm to 0.4 ppm, with an average of 0.1 ppm.

Pesticides occur in groundwater more commonly in agricultural regions, but can occur anywhere pesticides are stored or applied. A pesticide is any substance used to kill, control or repel pests to prevent damage that pests may cause. Included in the broad term "pesticide" are herbicides to control weeds, insecticides are to control insects, and fungicides are to control fungi and molds. Pesticides are used by businesses and homeowners as well as farmers.

Atrazine is a herbicide that has been used on corn and other crops since the 1960's. Drinking water that contains low levels of atrazine will not cause immediate sickness or health problems. However, consuming more than the state and federal enforcement standard for atrazine, which is 3 parts per billion (ppb), for many years may cause cardio vascular, reproductive, or other health problems. According to the Wisconsin Well Water Viewer, none of the tests for atrazine in the Town of Linwood have exceeded the drinking water standard of three parts per billion (ppb) (Atrazine Family in Private Wells Map page 60). In fact, no atrazine was detected at all in approximately 94% of the wells that were sampled.

- Saturation Index/Corrosivity – A saturation index is a calculated measure of water's ability to corrode or form scale. If plumbing systems contain copper or lead, corrosive water is more likely to increase levels of these metals in drinking water, potentially to unsafe levels. The saturation index is calculated using values from pH, alkalinity, total hardness and conductivity tests. These tests are largely influenced by the underlying geology of the area. Values in the saturation index range from 3 to -3. A value of 0-1 is ideal because it won't cause many issues with scaling or corrosion. A negative value indicates that water is likely to be corrosive, while a positive value indicates a tendency to form scale. According to the Wisconsin Well Water Viewer, there have been 129 wells sampled and analyzed for saturation index in the Town of Linwood since 1993 (Saturation Index in Private Wells Map page 61).

  In the 2017 Study of drinking water wells in Portage County, the western part of the County had a tendency to have more corrosive water. The seven wells that were sampled in the Town of Linwood had an average saturation index of -1.4. Households that contain copper or lead in their plumbing system should consider testing for those elements, particularly if there are young children in the home.

- Abandoned Wells - Properly filling and sealing unused wells is important to protecting groundwater quality. Unsealed wells can allow surface contaminants to directly enter the aquifer and contaminate nearby wells. Portage County has a Well Abandonment Ordinance that contains the procedures and requirements for properly filling and sealing wells that are no longer used and are considered abandoned. For information on how to seal an abandoned well contact the Water Quality Specialist at the Portage County Planning and Zoning Department. Cost sharing for abandonment of wells is available through Portage County.

Data collection for groundwater monitoring remains an on-going process. The Town should work with the County and other research organizations to maintain an understanding of the most current data that is available.

C. Surface Waters, Watersheds,Wetlands, and Floodplain

Lakes and streams constitute approximately 7% of the total area of the Town. The Wisconsin River and the impoundments formed by the Upper Paper Mill, Whiting-Plover, and Biron Dams account for the largest portion of the surface water acreage, including a number of sloughs and backwater regions (Surface Water and Watersheds Map page 62). Other important water bodies include Mill Creek, its tributary Bear Creek, and Rocky Run Creek, which is an intermittent bypass of the Wisconsin River. There are also a large number of man-made ponds.

The Town of Linwood is located in both the City of Stevens Point Wisconsin River Watershed and the Mill Creek Watershed (Surface Water and Watersheds Map page 62). A watershed is an area of land that is drained by a waterway that flows to a lake, reservoir or river.

The City of Stevens Point Wisconsin River Watershed is a portion of the larger Upper Wisconsin River Basin. Approximately 12,557 acres of the Town of Linwood are located within this watershed, which surrounds the Mill Creek Watershed. This portion of the Wisconsin River is classified as a warm water fishery and aquatic community, with a diverse game and non-game fishery. The City of Stevens Point Wisconsin River Watershed is part of a larger total maximum daily load (TMDL) plan for the entire Wisconsin River.

Mill Creek, a 47-mile tributary of the Wisconsin River, originates in the City of Marshfield, in Wood County, and flows south easterly through Wood and Portage Counties. Approximately 8,995 acres of the Town of Linwood are located within the Mill Creek Watershed. In accordance with NR 104 of the Wisconsin Administrative Code, the upper 14 miles of Mill Creek are classified as a limited aquatic life variance stream, while the lower 33 miles are classified as fish and aquatic life waters. Mill Creek is also listed as an impaired water body on the Environmental Protection Agency's 303(d) list for low dissolved oxygen, which required the Wood County Land and Water Conservation Department to develop a TMDL plan for the creek.

Land use practices within a watershed can affect the water quality and habitat of a water body. The Portage County Shoreland Zoning Ordinance is designed to help reduce the impact of development on adjacent lakes and rivers. In the Town of Linwood, shoreland regulation applies to land within 1,000 feet of the ordinary high water mark of navigable lakes, ponds, or flowages, and land within 300 feet of the ordinary high water mark of navigable rivers and streams, or to the landward side of the floodplain, whichever distance is greater.

Wetlands are an important part of the watershed, as they act as a filter system for pollutants, nutrients, and sediments, along with serving as buffers for shorelands and providing essential wildlife habitat, flood control and groundwater recharge. Based on wetland inventory mapping completed by the Department of Natural Resources (DNR) in 2015, there are approximately 7,800 acres of wetlands in the Town of Linwood (Wetlands Map page 63). The majority of these wetlands are forested, with a large concentration in the southeast corner of the Town along the Wisconsin River. In addition, a large concentration of unforested wetlands are located in the north central part of the Town associated with the Bear Creek Marsh area.

Wetlands in the Town are regulated/protected under Portage County Zoning Ordinances, either by Shoreland-Wetland District or by the Conservancy Zoning District. Wetlands in the Town are also protected by other state or federal regulations.

The Town of Linwood has concerns with the low and high water tables, dealing with wells, basements, construction and septic systems.

A floodplain is defined as land that has been or may be covered by flood water during the regional flood. A regional flood is a flood determined to be representative of large floods known to have occurred in Wisconsin. A regional flood has a 1% chance of being equaled or exceeded in any given year. The flood plain includes the floodway and flood fringe areas. The floodway is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge; floodway is associated with rapidly moving water. The flood fringe is the portion of the floodplain outside of the floodway that is covered by flood waters during the regional flood and is associated with standing water rather than flowing water.

Floodplain areas within the Town have been mapped by the Federal Emergency Management Agency (FEMA) as part of the Natural Flood Insurance Program (Floodplain Map page 64). It should be noted that inaccuracies in the floodplain boundaries may exist in some areas, which may require additional field data. Development in the floodplain is regulated by the Portage County Floodplain Zoning Ordinance in accordance with Wisconsin Administrative Code NR116.

Flood situations can sometimes exceed the capabilities of a dam, resulting in a failure and a more drastic and sudden flooding of downstream property. Owners of high hazard dams, such as Dubay and Stevens Point, are required to have an Emergency Action Plan which identifies affected downstream properties and resources available for responding to an emergency situation. The inundation maps on pages 66-82 show areas in the Town of Linwood that would be flooded if either the Dubay or Stevens Point Dam's failed.

D. Wildlife Habitat and Forest Areas

When people think about wildlife, birds, fish, and mammals most likely come to mind. It is important, however, to consider all organisms that make up an ecosystem in order for that system to continue providing the maximum benefit to humans and the environment. Town residents recognize the fact that human beings play a role in protecting or restoring, as well as degrading or destroying wildlife and habitat. They also recognize that it will be very difficult to preserve all ecosystems in the Town from human encroachment or interaction, therefore, it is the desire of residents to protect wildlife habitat where practicable.

The biggest threats to wildlife are loss of habitat quality and quantity. These threats can be attributed primarily to fragmentation, invasive species, and pollution. Fragmentation refers to the loss of large, contiguous sections of land through subdivision into smaller parts. These subdivisions can lead to an alteration and possible degradation of the native plant and animal communities. Habitat areas are important for providing food and cover for nesting, brooding, and sheltering. Farmland is one type of habitat that also provides food, as well as travel corridors between wetlands and woodlands. The forest/woodlands in the Town of Linwood is the most extensive land area, comprising 52% of the land area (Forested Map page 65) while wetlands make up 36%. Loss of these habitat types can threaten the viability of certain species. Woodlands are present in many areas primarily due to an inability to sustain successful agricultural practices.

E. Air Quality

The following information comes from the WI DNR and the Environmental Protection Agency:

A few common air pollutants are found all over the United States. These pollutants can injure health, harm environment and cause property damage. The Environmental Protection Agency calls these pollutants **criteria air pollutants** because the agency has regulated them by first developing health-based criteria (science-based guidelines) as the basis for setting permissible levels. These pollutants include: ozone, nitrogen dioxide, sulfur dioxide, carbon monoxide, particulate matter, and lead. One set of limits (**primary standard**) is designed to protect public health, including the health of "sensitive" populations such as asthmatics, children, and the elderly; another set of limits (**secondary standard**) is intended to protect public welfare, including protection against deceased visibility and damage animals, crops, vegetation, and buildings. A geographic area that meets or does better than the primary standard is called an **attainment area**; areas that don't meet the primary standard are called **nonattainment areas.**

All Portage County, including the Town of Linwood, is listed as an attainment area by the WIDNR.

F. Non-Metallic Mining

The glacial and geologic history of Portage County has made conditions suitable for certain types of non-metallic mining. Along the moraines in the eastern third of the County, glacial deposits have resulted in some lands that are desirable for sand, gravel, and aggregate extraction. West of the Wisconsin River, soils are heavier and have higher clay content.

Conditions in Linwood are favorable for some types of non-metallic mining as evidenced by the intermittently worked sand, clay, stone and gravel pits within the Town. Sub-surface non-metallic materials may be considered an economic development resource for the Town. The Town of Linwood may consider a Non-Metallic Mining Ordinance in the future. Currently, Portage County has a Non-Metallic Mining Ordinance.

Section 5.7 Natural Resource Issues

The following issues relating to natural resources were identified through the planning process.

- How will water table fluctuations affect residents?
- How will nitrates and other mineral or chemical substances affect groundwater?
- How does DNR control of surface water/wetlands affect property owners?
- The increasing populations of the gypsy moth and emerald ash borer.
- Hunting is a valuable recreational activity that will help to reduce animal population.
- The acreage of managed woodlands is increasing.
- Town of Linwood currently has one industry that may affect our air quality.
- Conflicts may exist between residential development and farm practices that include foul odors.
- Residential wood burning heating systems affecting air quality.
- Invasive species.

Section 5.8 Vision for Natural Resources

Natural Resources are important to the citizens of the Town of Linwood and they devote considerable effort and attention to enjoyment, protection, and its enhancement. Our residents are dedicated to maintaining clean water and protecting critical ecosystems, as we are a very special part of the county.

Key Vision Ideas for Natural Resources:

A. Preservation, protection, and utilization of natural resources contributes to a high quality of life. Residents and other citizens should understand their role in this effort, which is reflected in their actions and financial support.

B. We encourage growth away from sensitive areas to account for the protection of our air, land, and water resources.

Section 5.9 Natural Resources Goals, Objectives, and Policies

A. Goals:

1. Encourage agricultural practices that are environmentally sensitive and protect air, soil, water, and wildlife resources.
2. Identify, manage, preserve and protect natural resources.
3. Develop partnership efforts that result in the preservation and restoration of natural resources.
4. Be aware of adverse affects of metallic and nonmetallic mineral resources.
5. Conserve the towns major environmental and recreational resources.
6. Encourage hunting to control excess wildlife population.
7. Review the benefits/impacts of DNR conservancy land.

B. Objectives:

1. Development that takes into consideration the protection of our natural resources.
2. Keep informed of the current Portage County Revision Plan regarding conservancy land.
3. Metallic and nonmetallic mineral resources are identified for their extraction potential.
4. Local units of government work together to define and develop appropriate public access to natural resources.

C. Policies:

1. Utilize Conservancy Zoning to protect important or fragile environmental areas including shorelands, wetlands, and floodways, and recognize their value for flood control, wildlife habitat, protection of water quality and providing recreational opportunities.
2. Re-evaluate conservancy zoning on lands that are determined not to be of primary environmental importance, such as uplands, small isolated wetlands, and lands under agricultural use.

Section 5.10 Cultural Resources

The Town of Linwood Town Hall shows the history of Linwood through books, photos and plaques. There are numerous older homes and farms from years past. The Yellowstone Trail, historically important, ran through the Town of Linwood. (See B on Page 52).

Information regarding cultural and historic resources in the Town is constrained by limited financial and human resources. This section will provide goals and policies that promote the effective management of historic and cultural resources.

A. Burial Sites

Burial sites are one example of a resource that can add to a community's sense of history as well as provide a great deal of genealogical information. Formally catalogued burial sites are protected from disturbance in Wisconsin and are given tax treatment equal to that of operating cemeteries.

There are two cemeteries and one burial site in the Town of Linwood:

- Union Cemetery, Mill Creek Drive
- Woodville Cemetery, Cemetery Road
- Burial Site: Tech Park, West River Drive West

B. The Yellowstone Trail

Historical Significance in our Backyard

A very important part of our Nation's history took place in the Town of Linwood. Because most history books today make no reference to the interesting bit of our past, it is understandable if we are not aware of the Yellowstone Trail. Used mainly from 1912 to 1930, the Yellowstone Trail was developed by the United States government to aid Americans in driving their automobiles from the eastern states to places of resettlement in the West. Over 3,000 miles long, it began at Plymouth Rock, Massachusetts, spanned the entire U.S. from east to west, and reached its final destination near Puget Sound, Washington. The route was deliberately laid out by our government to make sure that migratory travelers would have access, along the way, to gas stations and other places where food and lodging were available. A few of these wayside stops, like the Moore Barn tavern, on Highway 54 in the Town of Plover, are still in business today, but most evidence of these little places of rest and recuperation have long since been torn down or stand vacant. The route of the Yellowstone Trail passed through Stevens Point and proceeded westward into the Towns of Linwood and Carson, and beyond. In the Town of Linwood, the trail followed what is now County Road C for approximately two miles, turning north on County Road E at the corner where The Bar tavern currently stands. This route, preceding the current route of Highway 10, took the traveler across the then Wisconsin Central Railroad tracks and along the Wisconsin River for a short way until turning westward onto the current County Road M in the Town of Carson. From there, the trail heads westward out of Portage County toward Marshfield, following the existing roads that ran just north of what is now Highway 10. Early road building efforts, like those of the Yellowstone Trail, suffered greatly from the lack of equipment and technology available today. This is very evident as one follows the trail's meanderings through thick, forested lanes, around giant, rock outcroppings, and over and along rivers, streams, and wetlands. It is truly a testament to the vitality and efforts of our ancestors. The Yellowstone Trail served a very important purpose; it allowed people to move from one place to another and it contributed a great deal to the development of this country. It is an important part of our Nation's history and part of the Town of Linwood. Yellowstone Trail Map (Page 83)

Submitted by: Joel C. Willkom

Section 5.11 Cultural Resource Programs

At the state level, the Wisconsin Historical Records Advisory Board (WHRAB) works in association with the Wisconsin Historical Society. The Board's activity falls primarily into three areas: it provides guidance and assistance to archives and records management programs in Wisconsin, promotes the value of historical records as keys to our cultural heritage and works through partnerships with statewide organizations whose purpose and goals support that end, and to bring federal grant funds to Wisconsin for improving access and preservation of historical records.

Section 5.12 Cultural Resource Issues

The following issue or concern regarding cultural resource was identified during the planning process:

- How can rural culture remain strong in the community?

Section 5.13 Cultural Resource Goals, Objectives, and Policies

A. Goal:

1. Protect and promote community cultural resources.

B. Objectives:

1. Work with organizations, such as the Portage County Historical Society to identify historic and cultural resources.

2. The Linwood Town Hall is a reflective repository of cultures that have existed in the Town.

General Soil Associations

Soil Associations

Soils formed in loamy or silty materials and the underlying residuum from bedrock

- 1 Kert-Norgo Variant Association
- 2 Meadland-Rozellville-Dolph Association
- 3 Point-Dancy-Mosinee Association

Soils formed in sandy glacial drift

- 4 Wyocena-Rosholt Association
- 5 Kranski-Coloma-Mecan Association

Soils formed mainly in outwash sand and gravel or sand

- 6 Richford-Rosholt-Billett Association
- 7 Plainfield-Friendship Association
- 8 Leola-Pearl Association
- 9 Roscommon-Meehan-Markey Association

Soils formed in alluvial or organic deposits

- 10 Alluvial Land, Wet-Dunnville Association
- 11 Markey-Seelyeville-Cathro Association

N W E S

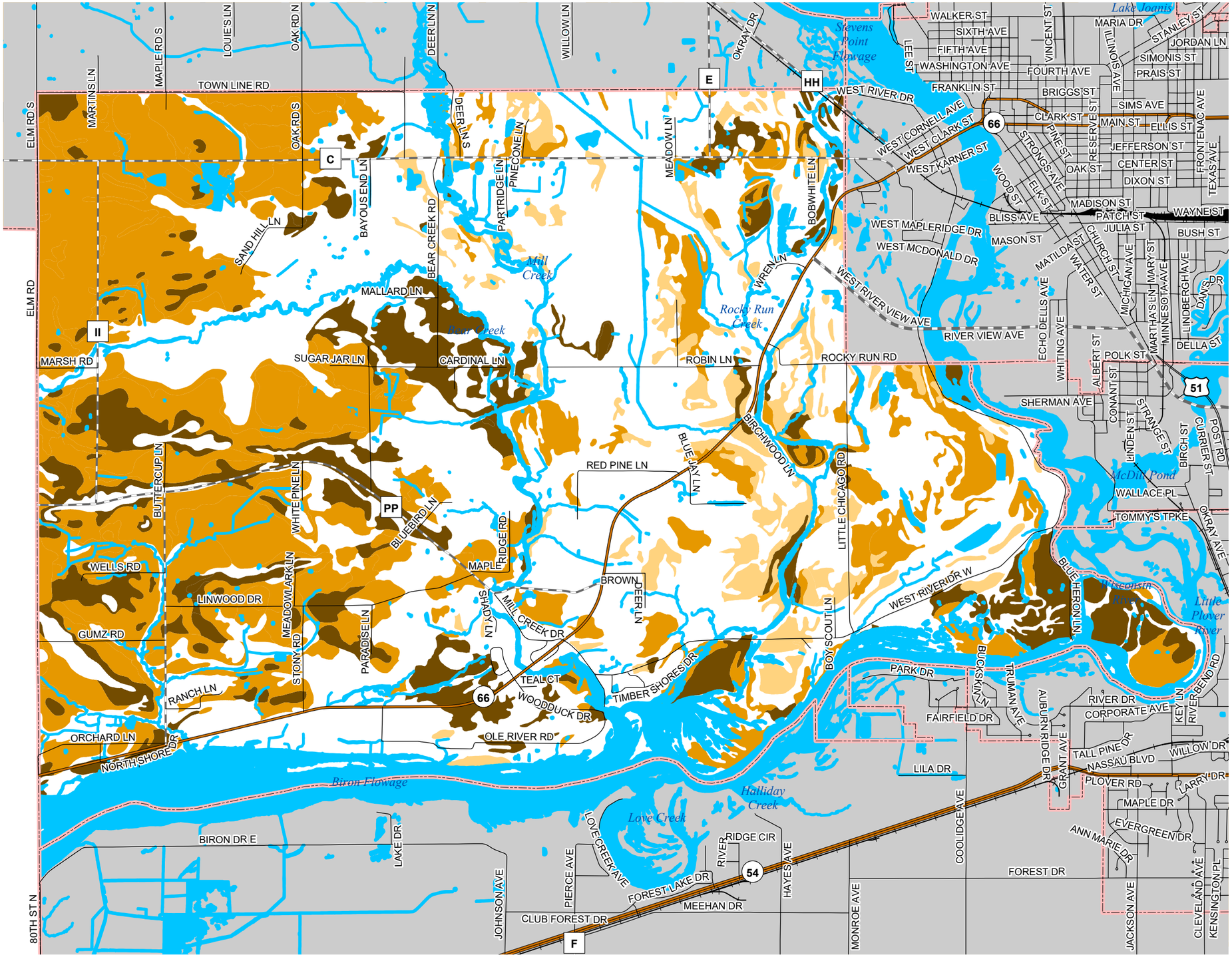
0 0.25 0.5 1 Miles

Source: Portage County Planning & Zoning (2021)
Natural Resouce Conservation Service (1977)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan

Productive Agricultural Soils



Productive Agricultural Soils

- Productive Farmland
- Productive if Drained
- Productive if Irrigated

N
W E
S

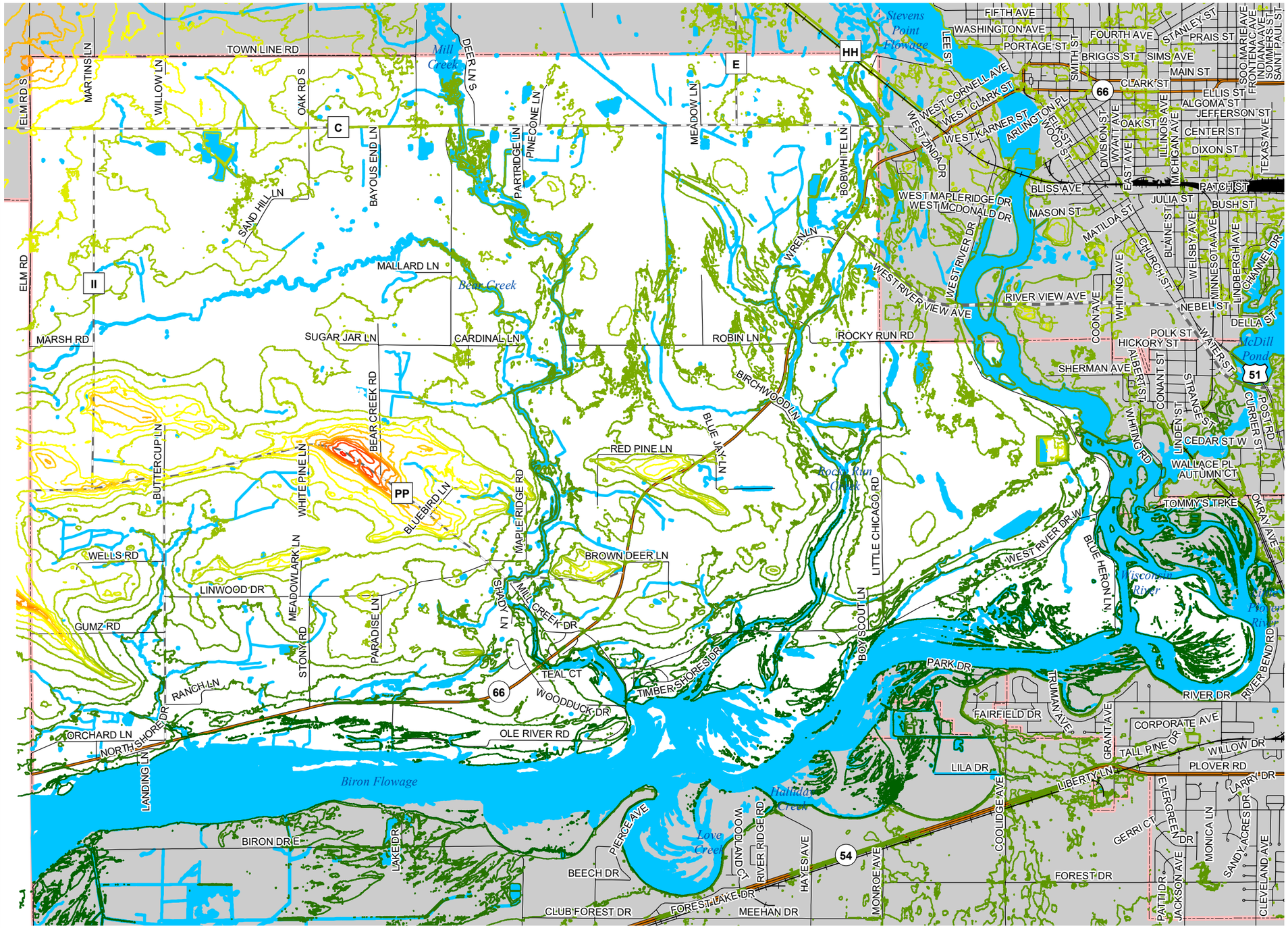
0 0.25 0.5 1 Miles

Source: Portage County Planning & Zoning (2021)
Natural Resource Conservation Service (1998)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan

Topography



ELEVATION (Ft. above sea level)

- 1040
- 1050
- 1060
- 1070
- 1080
- 1090
- 1100
- 1110
- 1120
- 1130
- 1140
- 1150
- 1160
- 1170
- 1180
- 1190
- 1200

N
W E
S

0 0.25 0.5 1 Miles

Source: Portage County Planning & Zoning (2021)
U.S. Geological Survey (1967-1971)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan

Groundwater Depth

Depth to Groundwater

- Less than 3 feet
- 3 to 5 feet
- Over 5 feet

The groundwater depths shown on this map are derived from soils properties.

N
W E
S

0 0.25 0.5 1 Miles

Source: Portage County Planning & Zoning (2021)
Natural Resource Conservation Service (1998)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan

Groundwater Flow

Groundwater Elevation

- 1040
- 1050
- 1060
- 1070
- 1080
- 1090
- 1100
- 1110
- 1120
- 1130

Groundwater Flow Direction

N
W E
S

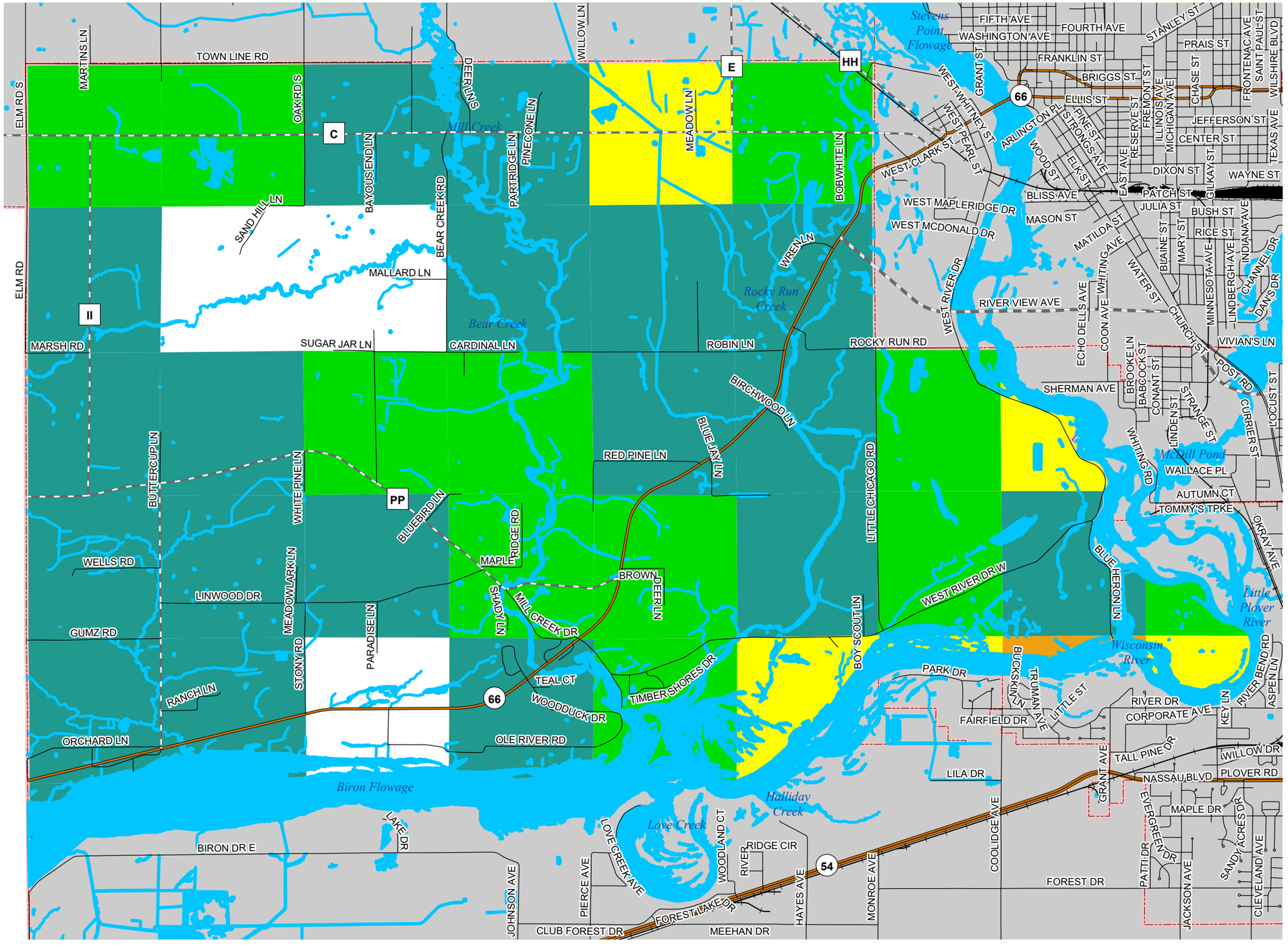
0 0.25 0.5 1 Miles

Source: Portage County Planning & Zoning (2021)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan

Nitrate Nitrogen in Private Wells



Nitrate-Nitrogen (ppm)

- None Detected
- Less than 2.0 mg/l as N
- 2.1 - 5.0
- 5.1 - 10.0
- 10.1 - 20.0
- More than 20.0 mg/l as N
- No Sample / No Data

N
W E
S

0 0.25 0.5 1 Miles

Source: Portage County Planning & Zoning (2021)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan

Atrazine Family in Private Wells

Atrazine Family Detected

- 0% - 10% Detects
- 10.1% - 20%
- 20.1% - 30%
- 30.1% - 40%
- 40.1% - 50%
- 50.1% and over
- No Sample / No Data

N
W E
S

0 0.25 0.5 1 Miles

Source: Portage County Planning & Zoning (2021)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan

Saturation Index in Private Wells

Average Saturation Index in Wells by Section

- 1.1 to 3.0 Slight to Severe risk of Scaling
- 0.1 to 1.0 Ideal
- -0.9 to 0.0 Slightly Corrosive (41 samples)
- -1.9 to -1.0 Slightly Corrosive (68 samples)
- -2.9 to -2.0 Moderately Corrosive (10 samples)
- - 3.0 and under Severely Corrosive
- No Sample / No Data

N W E S

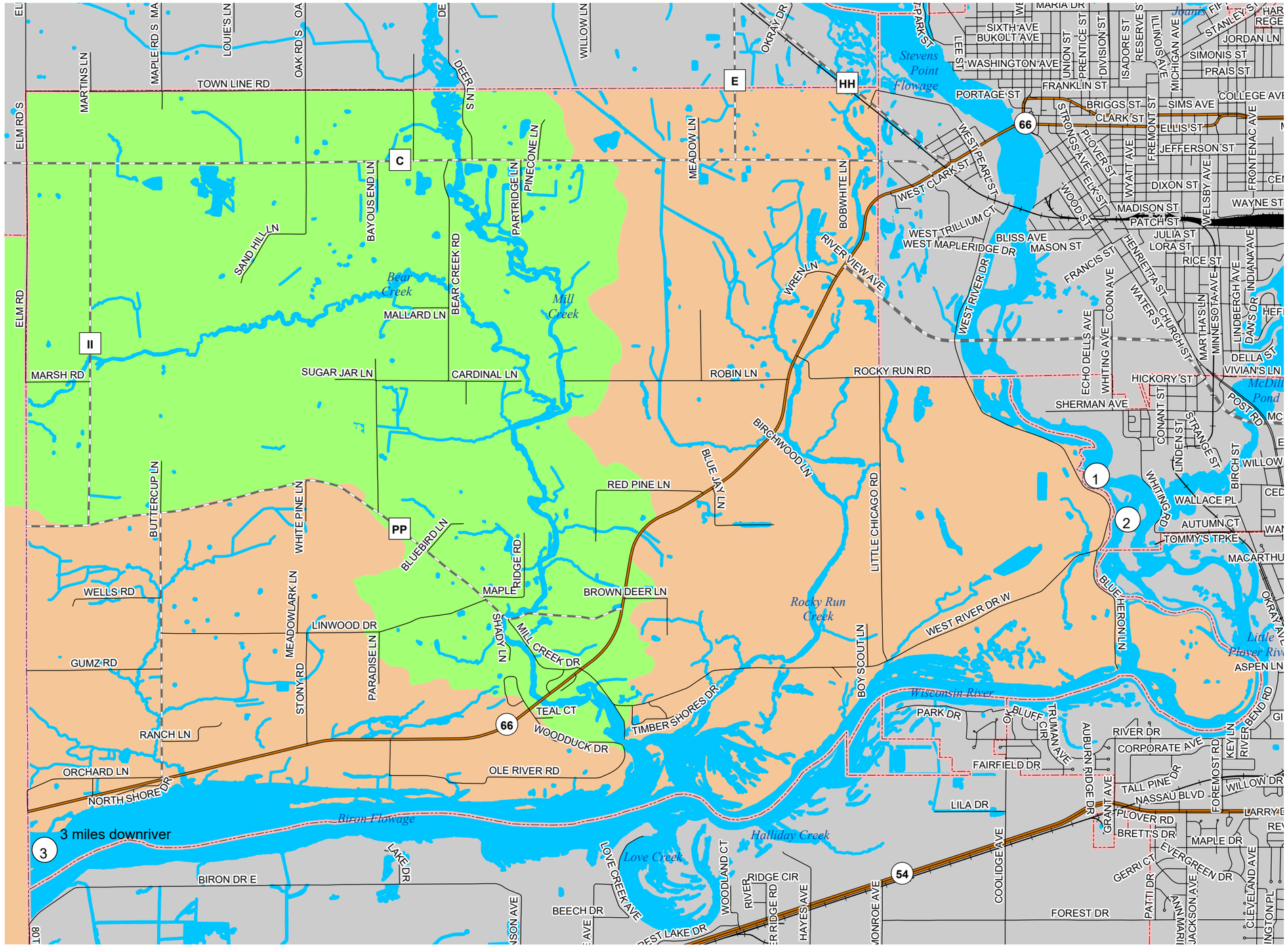
0 0.25 0.5 1 Miles

Source: Portage County Planning & Zoning (2021)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan

Surface Water and Watersheds



Watersheds

- City of Stevens Point-Wisconsin River
- MIll Creek

Dams

1. Upper Paper Mill (Neenah Paper Co.)
2. Whiting/Plover (Consolidated Water Power Co.)
3. Biron (Consolidated Water Power Co.)

Miles
0 0.25 0.5 1

Source: Portage County Planning & Zoning (2021)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan

Portage County
Planning & Zoning
1462 Strongs Ave.
Stevens Point, WI 54481

Wetlands

- Emergent / Wet Meadow
- Scrub / Shrub
- Forested

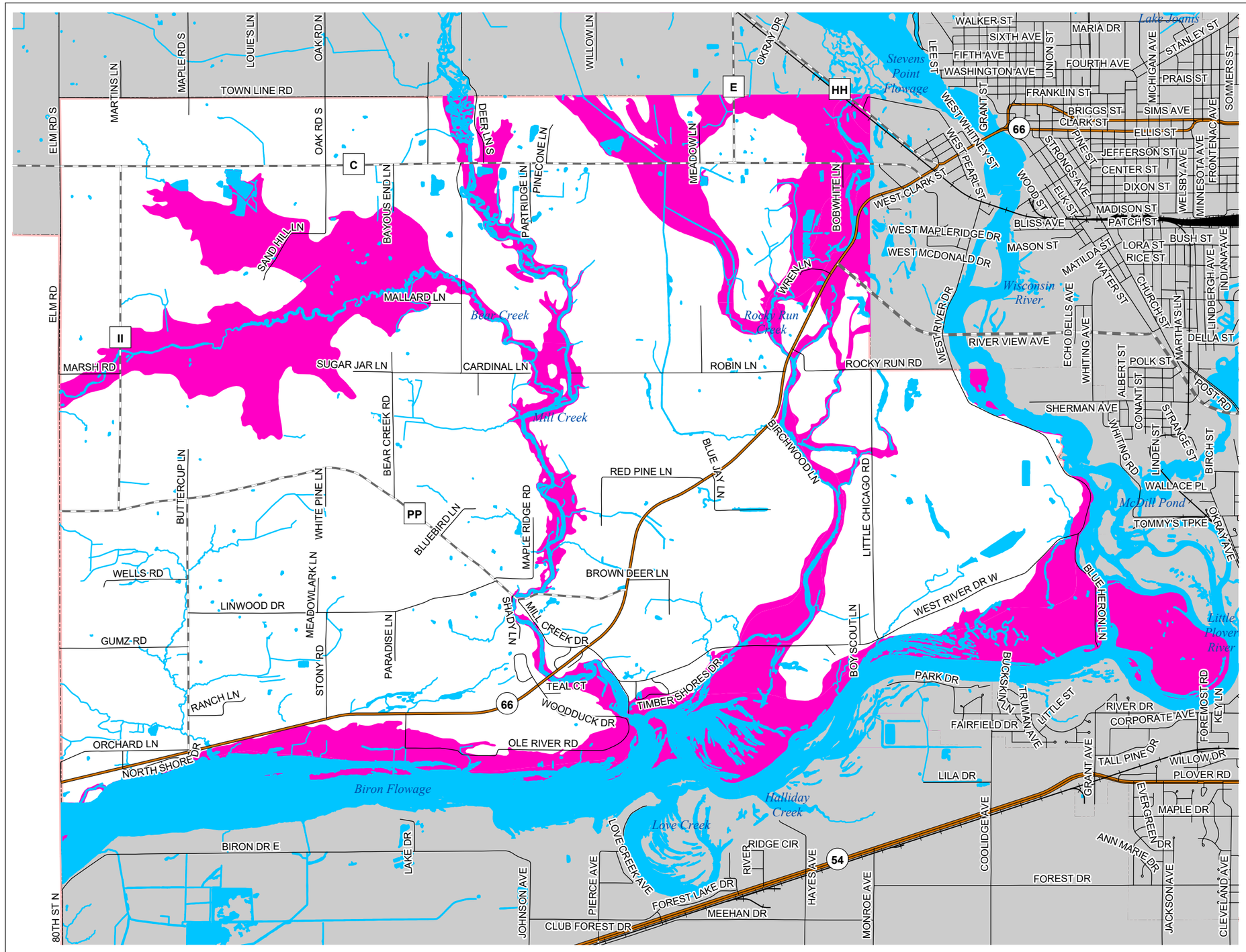
N
W E
S

0 0.25 0.5 1 Miles

Source: Portage County Planning & Zoning (2021)
Wisconsin Wetland Inventory (2016)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan



Floodplain

100 Year Floodplain

N
W E
S

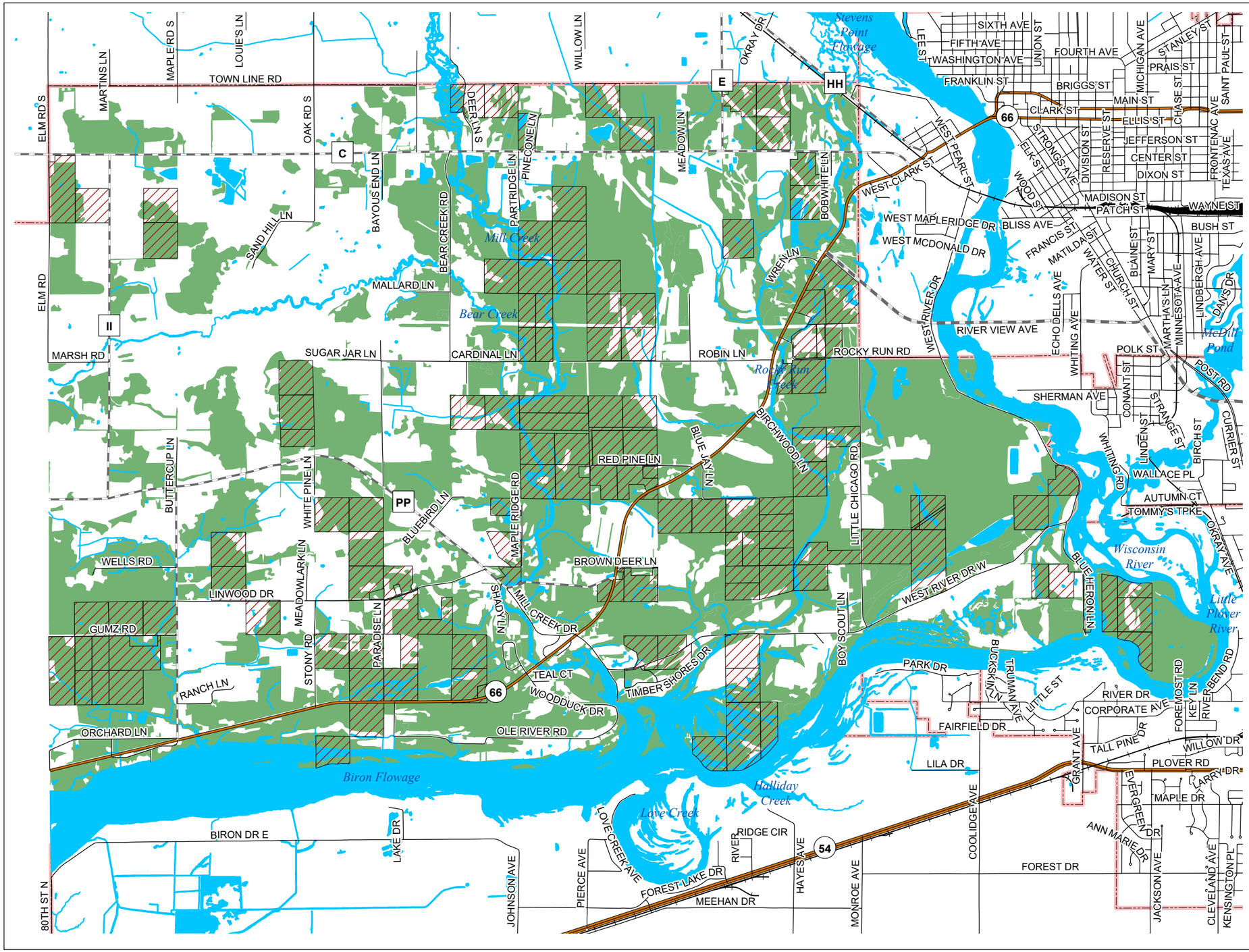
0 0.25 0.5 1 Miles

Source: Portage County Planning & Zoning (2021)
Federal Emergency Management Agency(2009)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan

Forested Land



Managed Forest Land*

Forested Land

* The entire parcel is shown, however, only a portion of each parcel may be included in the Managed Forest Land program.

N

W E

S

0 0.25 0.5 1 Miles

Source: Portage County Planning & Zoning (2021)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan

Map Notes:

"Areas of development" represent urbanized areas where individual structure locations have not been identified. Within these areas, local emergency government agencies should plan evacuation procedures accordingly.

Structure locations shown outside of these areas originate from a combination of data sources: USGS quadrangle sheets (dated 1970-1991) and visual inspection of the 2008 aerial imagery. No field verification of structure locations was performed.

Marathon County

Portage County

Wood County

1

2

3

4

5

6

7

8

9

DuBay Dam

Stevens Point Dam

Whiting Dam

Whiting - Plover Dam

Biron Dam

Wisconsin Rapids Dam

39

10

34

66

51

54

13

DISCLAIMER:
These documents shall not be used for any purpose or project for which it is not intended. Mead & Hunt shall be indemnified by the client and held harmless from all claims, damages, liabilities, losses, and expenses, including attorneys' fees and costs, arising out of such misuse or reuse of the documents. Any other use or reuse by owner or by others will be at owner's sole risk and without liability or legal exposure to Mead & Hunt. In addition, unauthorized reproduction of these documents, in part or as a whole, is prohibited.

NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2008, 1m; FSA-NAIP Portage County Mosaic 2008, 1m

Map Key

- Fair Weather Failure
- Flood Condition Failure
- Lakes and Streams
- County Boundary
- Municipal Boundary
- Areas of Development

N

S

0 0.5 1 2 3 4 Miles

NewPage

Mead & Hunt

KEYSHEET

Inundation Map for Failure of DuBay Dam

FERC Project No. 1953

PORTAGE AND WOOD COUNTIES, WISCONSIN

December 31, 2010

X:\01109-001\10002\TECH\GIS\DuBayEAP_Keysheet2010.mxd

X: 498419.47
Y: 819215.38

X: 505063.45
Y: 819582.78

X: 505421.72
Y: 816374.48

LAKE DUBAY

DUBAY DAM

51

WEST OAKWOOD DR

SUNSET DR

DAM RD

WISCONSIN RIVER

RIVER RD

PETERSON RD

MILLER LN

E

E

X

0.2 MILES DOWNSTREAM FROM DUBAY DAM

	Fair Weather	Flood
Arrival Time	5 mins	10 mins
Time to Peak	2 hrs 0 mins	1 hr 30 mins
Max Elevation (ft)	1108.3	1112.2
Incremental Rise (ft)	15.9	2.0
Peak Flow (cfs)	72,600	155,000

1.7 MILES DOWNSTREAM FROM DUBAY DAM

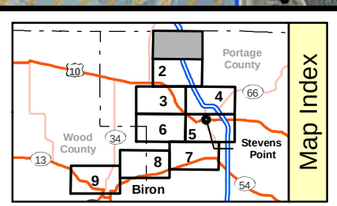
	Fair Weather	Flood
Arrival Time	30 mins	30 mins
Time to Peak	6 hrs 0 mins	4 hrs 20 mins
Max Elevation (ft)	1104.0	1107.2
Incremental Rise (ft)	12.6	1.2
Peak Flow (cfs)	55,000	125,000

NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2008, 1m; FSA-NAIP Portage County Mosaic 2008, 1m

Map Key

- Cross Section
- Fair Weather Failure
- Flood Condition Failure
- Reference Point
- Structure Location
- County Boundary
- Area of Development
- Municipal Boundary



N
S

NewPage
Mead & Hunt

0 500 1,000 2,000 3,000 4,000 Feet

SHEET 1 OF 9

Inundation Map for Failure of DuBay Dam

FERC Project No. 1953
PORTAGE AND WOOD COUNTIES, WISCONSIN
December 31, 2010

X:\01109-00110001\TECH\GIS\DuBayEAPMaps2010.mxd

X: 498370.5
Y: 814246.66

X: 505830.43
Y: 814672.29

X: 506184.81
Y: 810674.29

3.0 MILES DOWNSTREAM FROM DUBAY DAM

	Fair Weather	Flood
Arrival Time	1 hr	45 mins
Time to Peak	8 hrs 40 mins	6 hrs 20 mins
Max Elevation (ft)	1101.3	1104.4
Incremental Rise (ft)	11.0	1.0
Peak Flow (cfs)	46,500	120,000

4.8 MILES DOWNSTREAM FROM DUBAY DAM

	Fair Weather	Flood
Arrival Time	2 hrs	1 hr 10 mins
Time to Peak	14 hrs 0 mins	8 hrs 30 mins
Max Elevation (ft)	1098.1	1101.5
Incremental Rise (ft)	9.2	0.8
Peak Flow (cfs)	40,600	115,000

NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2008, 1m; FSA-NAIP Portage County Mosaic 2008, 1m

Map Key

- Cross Section
- Fair Weather Failure
- Flood Condition Failure
- Reference Point
- Structure Location
- County Boundary
- Area of Development
- Municipal Boundary

Map Index

0 500 1,000 2,000 3,000 4,000 Feet

SHEET 2 OF 9

Inundation Map for Failure of DuBay Dam

FERC Project No. 1953

PORTAGE AND WOOD COUNTIES, WISCONSIN

December 31, 2010

X:\01109-00\100001\TECH\GIS\DuBayEAPMaps2010.mxd

7.0 MILES DOWNSTREAM FROM DUBAY DAM

	Fair Weather	Flood
Arrival Time	3 hrs	1 hr 30 mins
Time to Peak	21 hrs	12 hrs
Max Elevation (ft)	1095.1	1098.4
Incremental Rise (ft)	8.1	0.6
Peak Flow (cfs)	35,000	111,000

9.0 MILES DOWNSTREAM FROM DUBAY DAM

	Fair Weather	Flood
Arrival Time	5 hrs	2 hrs
Time to Peak	24 hrs	14 hrs
Max Elevation (ft)	1093.2	1095.8
Incremental Rise (ft)	7.2	0.4
Peak Flow (cfs)	31,000	107,000

X: 495456.01
Y: 807937.39

X: 501127.35
Y: 807336.14

X: 495780.91
Y: 804322.05

NOTE
Approximate limit of flooding during extreme flood condition.

Second Lake
First Lake
Mill Creek
Mill Creek
WISCONSIN RIVER
SOO LINE
LAKE VIEW DR
MARTIN ISLAND DR
WALKUSH RD
CASMIR RD NORTH
PINE BLUFF RD
BAY SHORE DR
MAPLE RD
WHITE PINE RD
ELM RD N
OAK RD N
ARTS LN
MILL CREEK COMMUNITY
10
M

NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2008, 1m; FSA-NAIP Portage County Mosaic 2008, 1m

Map Key

- Cross Section
- Fair Weather Failure
- Flood Condition Failure
- Reference Point
- Structure Location
- County Boundary
- Area of Development
- Municipal Boundary

Map Index: 1 Portage County, 2, 3, 4, 5, 6, 7, 8, 9 Biron, Wood County, Stevens Point

N S

0 500 1,000 2,000 3,000 4,000 Feet

NewPage® Mead & Hunt

SHEET 3 OF 9

Inundation Map for Failure of DuBay Dam

FERC Project No. 1953
PORTAGE AND WOOD COUNTIES, WISCONSIN
December 31, 2010

X:\01109-00\100011\TECH\GIS\DuBayEAPMaps2010.mxd

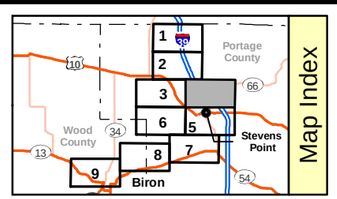


NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2008, 1m; FSA-NAIP Portage County Mosaic 2008, 1m

Map Key

- Cross Section
- Fair Weather Failure
- Flood Condition Failure
- Reference Point
- Structure Location
- County Boundary
- Area of Development
- Municipal Boundary



N S

0 500 1,000 2,000 3,000 4,000 Feet

NewPage® Mead & Hunt

SHEET 4 OF 9

Inundation Map for Failure of DuBay Dam

FERC Project No. 1953

PORTAGE AND WOOD COUNTIES, WISCONSIN

December 31, 2010

X:\01109-00\100001\TECH\GIS\DuBayEAPMaps2010.mxd

X: 507456.95
Y: 803780.31

X: 514295.07
Y: 803865.71

X: 507572.05
Y: 798911.52

12.8 MILES DOWNSTREAM FROM DUBAY DAM

	Fair Weather	Flood *
Arrival Time	9 hrs 30 mins	------
Time to Peak	26 hrs	------
Max Elevation (ft)	1090.9	1090.0
Incremental Rise (ft)	4.8	-----
Peak Flow (cfs)	19,300	-----

* Approximate flood stage for extreme flood condition.

13.6 MILES DOWNSTREAM FROM DUBAY DAM

	Fair Weather	Flood *
Arrival Time	10 hrs	-----
Time to Peak	26 hrs	-----
Max Elevation (ft)	1090.1	1088.2
Incremental Rise (ft)	4.1	-----
Peak Flow (cfs)	19,300	-----

* Approximate flood stage for extreme flood condition.

16.2 MILES DOWNSTREAM FROM DUBAY DAM

	Fair Weather	Flood *
Arrival Time	13 hrs	-----
Time to Peak	33 hrs	-----
Max Elevation (ft)	1077.0	1069.0
Incremental Rise (ft)	7.6	-----
Peak Flow (cfs)	17,600	-----

* Approximate flood stage for extreme flood condition.

NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2008, 1m; FSA-NAIP Portage County Mosaic 2008, 1m

Map Key

- Cross Section
- Fair Weather Failure
- Flood Condition Failure
- Reference Point
- Structure Location
- County Boundary
- Area of Development
- Municipal Boundary

Map Index

N

S

0 500 1,000 2,000 3,000 4,000 Feet

NewPage

Mead & Hunt

SHEET 5 OF 9

Inundation Map for Failure of DuBay Dam

FERC Project No. 1953

PORTAGE AND WOOD COUNTIES, WISCONSIN

December 31, 2010

X:\01109-00\10001\TECH\GIS\DuBayEAPMaps2010.mxd

X: 495881.24
Y: 802722.05

X: 500475.27
Y: 803092.68

X: 501448.21
Y: 799017.68

ELM RD

TOWN LINE RD

OAK RD S

DEER LN N

Mill Creek

C

C

C

E

II

PORTAGE COUNTY
WOOD COUNTY

NOTE
Approximate limit of flooding during extreme flood condition.

Bear Creek

Bear Creek

BEAR CREEK RD

BEAR CREEK RD

CARDINAL LN

MARSH RD

ROBIN LN

Mill Creek

ELM RD

WOOD CO

PORTAGE CO

II

PP

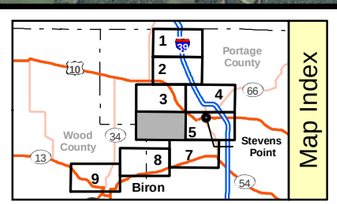
X:\01109-00110001\TECH\GIS\DuBayEAPMaps2010.mxd

NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones.
The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2008, 1m;
FSA-NAIP Portage County Mosaic 2008, 1m

Map Key

- Cross Section
- Fair Weather Failure
- Flood Condition Failure
- Reference Point
- Structure Location
- County Boundary
- Area of Development
- Municipal Boundary



N
S

0 500 1,000 2,000 3,000 4,000 Feet

NewPage

Mead & Hunt

SHEET 6 OF 9

Inundation Map for Failure of DuBay Dam

FERC Project No. 1953
PORTAGE AND WOOD COUNTIES, WISCONSIN
December 31, 2010

16.7 MILES DOWNSTREAM FROM DUBAY DAM

	Fair Weather	Flood *
Arrival Time	13 hrs	-----
Time to Peak	36 hrs	-----
Max Elevation (ft)	1047.6	1050.0
Incremental Rise (ft)	5.2	-----
Peak Flow (cfs)	17,600	-----

* Approximate flood stage for extreme flood condition.

20.1 MILES DOWNSTREAM FROM DUBAY DAM

	Fair Weather	Flood *
Arrival Time	17 hr	-----
Time to Peak	38 hr	-----
Max Elevation (ft)	1040.9	1044.0
Incremental Rise (ft)	5.2	-----
Peak Flow (cfs)	17,500	-----

* Approximate flood stage for extreme flood condition.

X: 504264.21
Y: 797298.93

X: 503317.86
Y: 793630.44

X: 510649.69
Y: 794253.59

APPROXIMATE LIMIT OF FLOODING DURING EXTREME FLOOD CONDITION FAILURE

Whiting - Plover Dam

TOMMYS TURNPIKE

OKRAY AVE

Little Plover River

POST RD

Plover

PLOVER RD

54

Mill Creek

Rocky Run

LITTLE CHICAGO RD

WEST RIVER DR W

WEST RIVER DR W

WEST RIVER

BLUE HERON LN

Fields Island

WISCONSIN RIVER

P

GREEN BAY AND WESTERN

HAYES AVE

RIVER RIDGE RD

PIERCE AVE

CLUB FOREST DR

FOREST DR

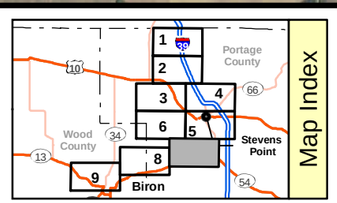
COOLEDGE AVE

NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2008, 1m; FSA-NAIP Portage County Mosaic 2008, 1m

Map Key

- Cross Section
- Fair Weather Failure
- Flood Condition Failure
- Reference Point
- Structure Location
- County Boundary
- Area of Development
- Municipal Boundary



N S

0 500 1,000 2,000 3,000 4,000 Feet

SHEET 7 OF 9

Inundation Map for Failure of DuBay Dam

FERC Project No. 1953

PORTAGE AND WOOD COUNTIES, WISCONSIN

December 31, 2010

X:\01109-00\10001\TECH\GIS\DuBayEAPMaps2010.mxd

X: 494142.54
Y: 794699.76

X: 500405.69
Y: 795633.07

X: 500852.99
Y: 791407.05

3RD AVE
2ND AVE
OAK RD
WOOD COUNTY
PORTAGE COUNTY
BUTTERCUP LN
STONY RD
NORTH SHORE DR
WISCONSIN RIVER
BIRON DR
BIRON FLOWAGE
NORTH BIRON DRIVE
BIRON DAM
BIRON
HUFFMAN RD
MARSH RD
O
P
U
54

28.5 MILES DOWNSTREAM FROM DUBAY DAM

	Fair Weather
Arrival Time	19 hrs
Time to Peak	39 hrs
Max Elevation (ft)	1018.3
Incremental Rise (ft)	6.4
Peak Flow (cfs)	28,300

25.2 MILES DOWNSTREAM FROM DUBAY DAM

	Fair Weather
Arrival Time	18 hrs
Time to Peak	38 hrs
Max Elevation (ft)	1038.4
Incremental Rise (ft)	3.0
Peak Flow (cfs)	28,300

28.4 MILES DOWNSTREAM FROM DUBAY DAM

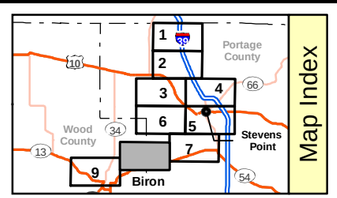
	Fair Weather
Arrival Time	19 hrs
Time to Peak	38 hrs
Max Elevation (ft)	1038.0
Incremental Rise (ft)	2.6
Peak Flow (cfs)	28,300

NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2008, 1m; FSA-NAIP Portage County Mosaic 2008, 1m

Map Key

- Cross Section
- Fair Weather Failure
- Flood Condition Failure
- Reference Point
- Structure Location
- County Boundary
- Area of Development
- Municipal Boundary



N
S

NewPage® Mead & Hunt

0 500 1,000 2,000 3,000 4,000 Feet

SHEET 8 OF 9

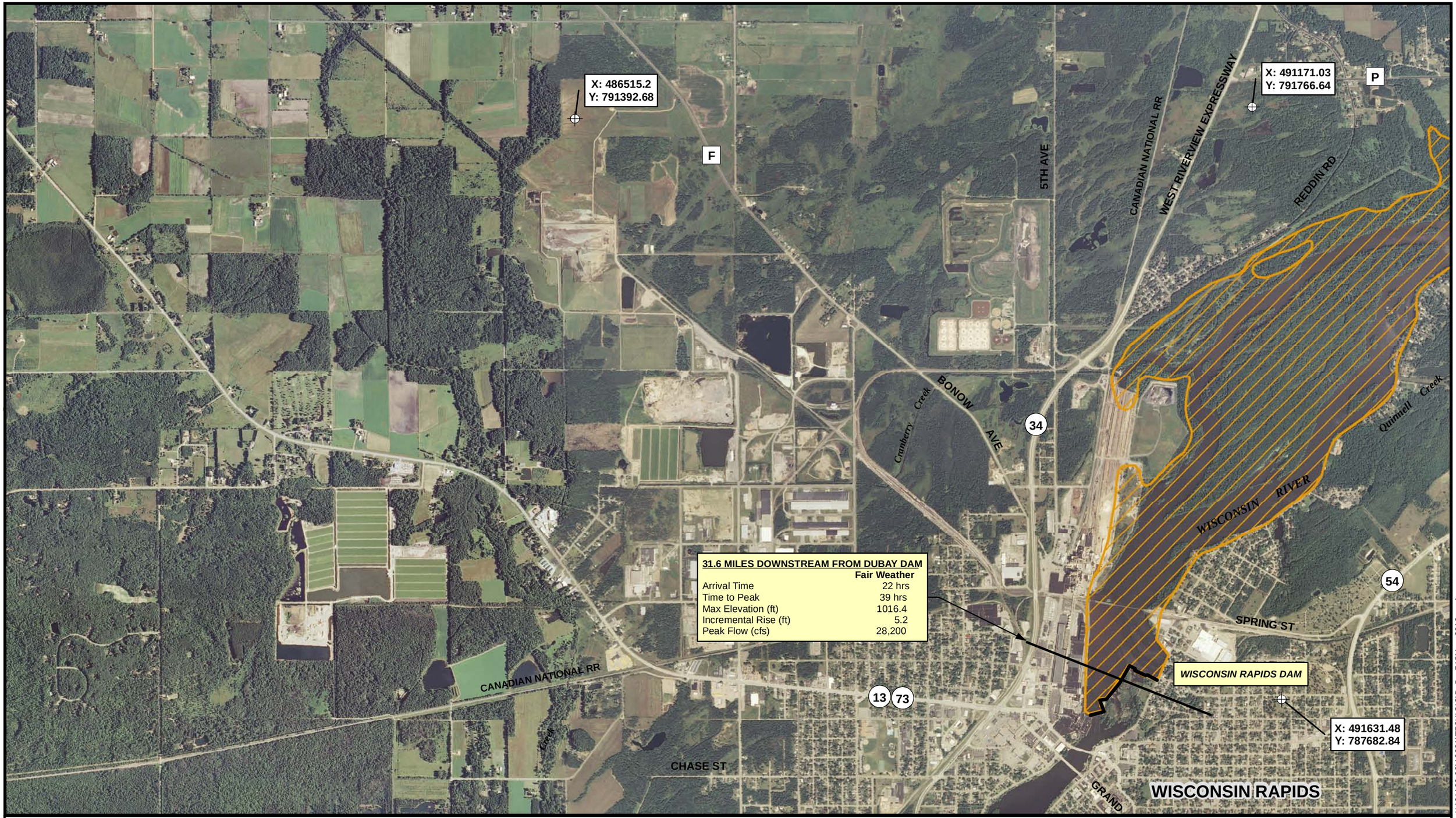
Inundation Map for Failure of DuBay Dam

FERC Project No. 1953

PORTAGE AND WOOD COUNTIES, WISCONSIN

December 31, 2010

X:\01109-00\100011\TECH\GIS\DuBayEAPMaps2010.mxd

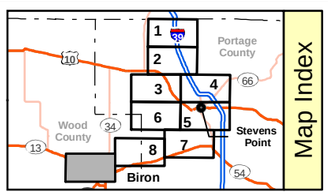


NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2008, 1m; FSA-NAIP Portage County Mosaic 2008, 1m

Map Key

- Cross Section
- Fair Weather Failure
- Flood Condition Failure
- Reference Point
- Structure Location
- County Boundary
- Area of Development
- Municipal Boundary



N S

NewPage® Mead & Hunt

0 500 1,000 2,000 3,000 4,000 Feet

SHEET 9 OF 9

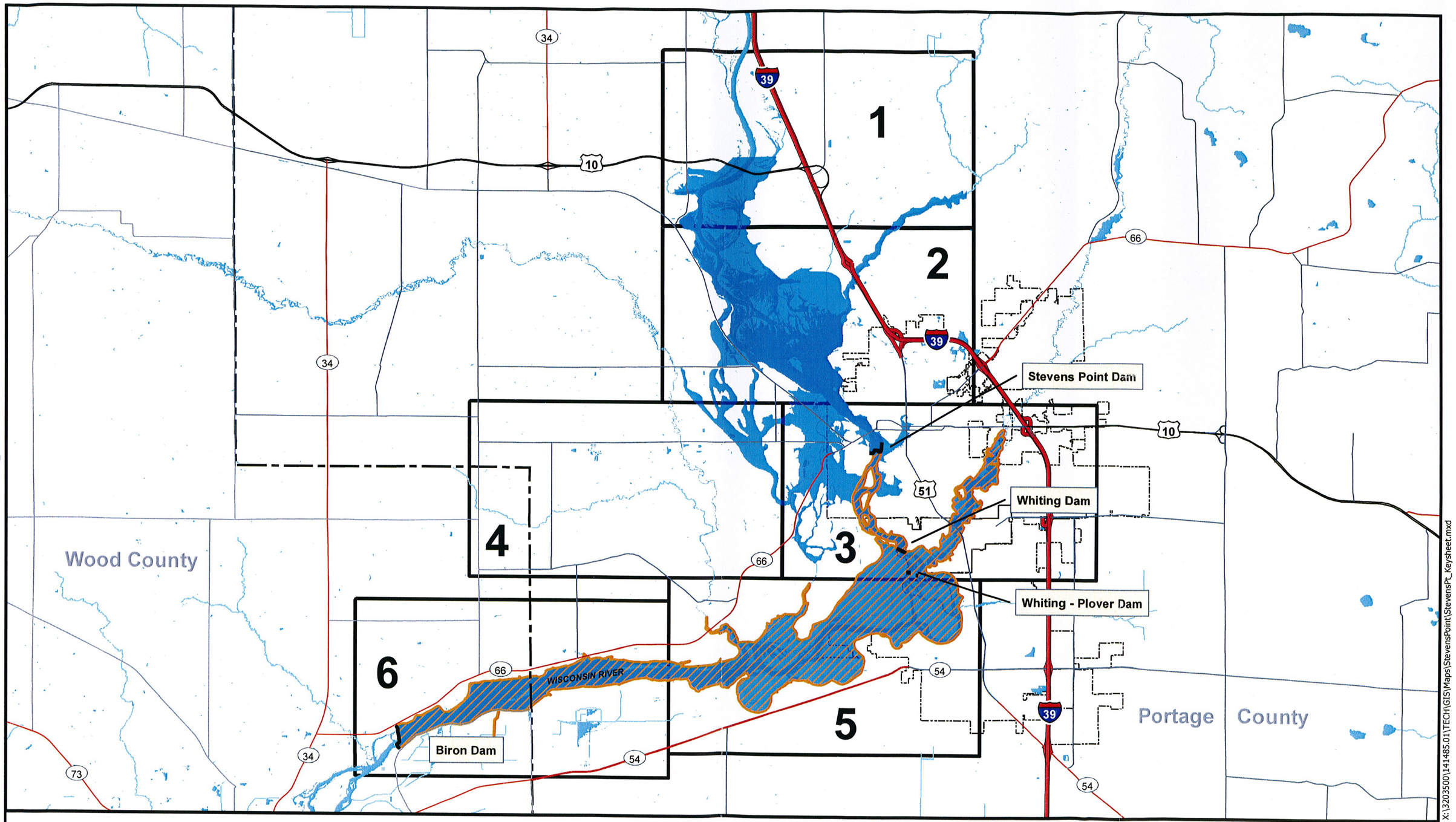
Inundation Map for Failure of DuBay Dam

FERC Project No. 1953

PORTAGE AND WOOD COUNTIES, WISCONSIN

December 31, 2010

X:\01109-001\10001\TECH\GIS\DuBayEAPMaps2010.mxd



NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2013, 1m; FSA-NAIP Portage County Mosaic 2013, 1m

Map Key

- Fair Weather Failure
- Flood Condition
- Corporate Boundary
- County Boundary

N S

0 0.45 0.9 1.8 2.7 3.6 Miles

CWPCo Consolidated Water Power Co

Mead & Hunt

KEYSHEET

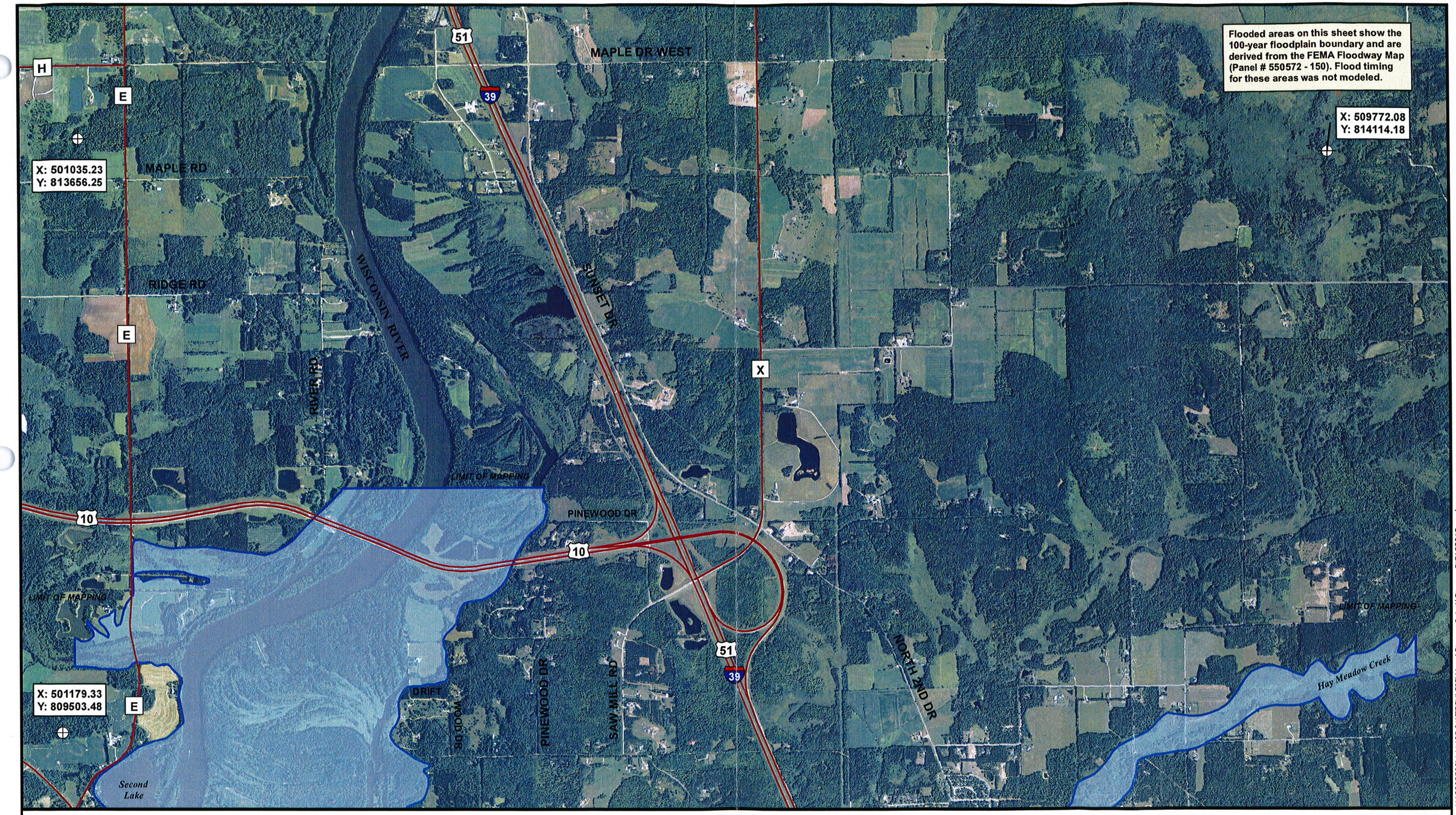
Inundation Map for Failure of Stevens Point Dam

Consolidated Water Power Company

PORTAGE AND WOOD COUNTIES, WISCONSIN

October 1, 2015

X:\3203500\141485.01\TECH\GIS\Maps\StevensPoint\StevensPt_Keysheet.mxd

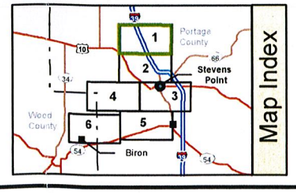


NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2013, 1m; FSA-NAIP Portage County Mosaic 2013, 1m

Map Key

- Cross Section
- Fair Weather Failure
- Flood Condition
- Reference Point
- County Boundary
- Municipal Boundary
- Railroad
- Major Road



N
S

0 500 1,000 2,000 3,000 4,000 Feet

SHEET 1 OF 6

Inundation Map for Failure of Stevens Point Dam

Consolidated Water Power Company
WOOD AND PORTAGE COUNTIES, WISCONSIN
October 1, 2015

X:\3203500\141485.01\TECH\GIS\Maps\StevensPoint\StevensPtEAP2015.mxd

Flooded areas on this sheet show the 100-year floodplain boundary and are derived from the FEMA Floodway Map (Panel # 550572 - 150). Flood timing for these areas was not modeled.

X: 501387.58
Y: 808293.79

X: 510130.08
Y: 808645.5

X: 501531.75
Y: 804140.56

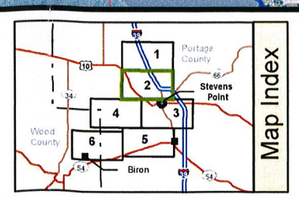
LAKE VIEW DR
First Lake
WALKUSH RD
CASMIR RD NORTH
CASMIR RD
GRANITE RIDGE RD
51
39
Hay Meadow Creek
NORTH RESERVE DR
WOODVIEW DR
NORTH 2ND DR
MARTIN ISLAND DR
BAY SHORE DR
WISCONSIN RIVER
HH
DEER LN N
DUBAY AVE
OLD WAUSAU RD
WISCONSIN RIVER FLOWAGE
LIMIT OF MAPPING
M
HH
SOO LINE
NORTH POINT DR
SECOND ST N
DIVISION ST
MICHIGAN AVE
51
66
STANLEY ST

NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2013, 1m; FSA-NAIP Portage County Mosaic 2013, 1m

Map Key

- Cross Section
- Fair Weather Failure
- Flood Condition
- Reference Point
- County Boundary
- Municipal Boundary
- Railroad
- Major Road



N
S

CWPCo Consolidated Water Power Co
Mead & Hunt

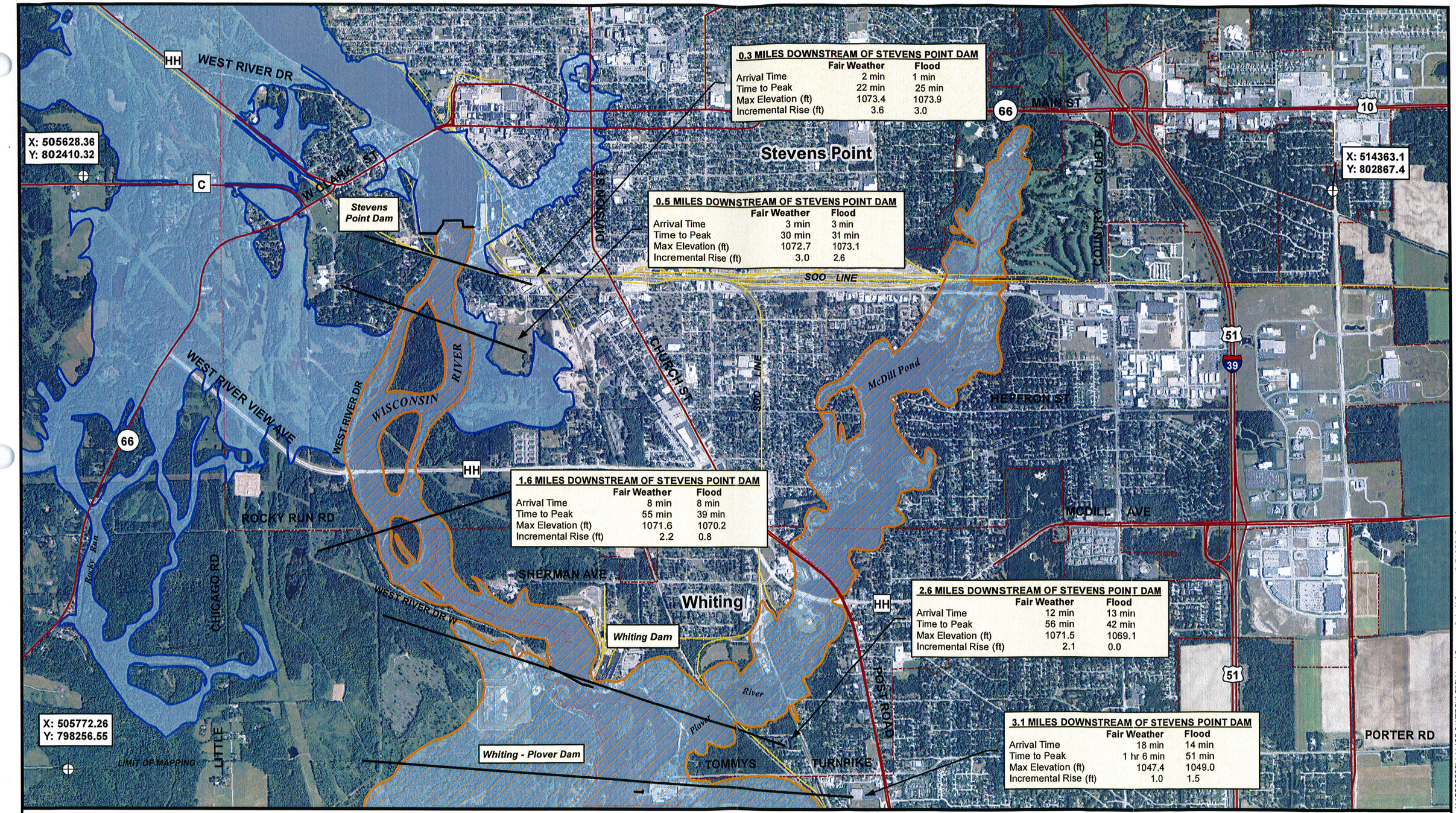
0 500 1,000 2,000 3,000 4,000 Feet

SHEET 2 OF 6

Inundation Map for Failure of Stevens Point Dam

Consolidated Water Power Company
WOOD AND PORTAGE COUNTIES, WISCONSIN
October 1, 2015

X:\32035001141485.01\TECH\GIS\Maps\StevensPoint\StevensPtEAP2015.mxd

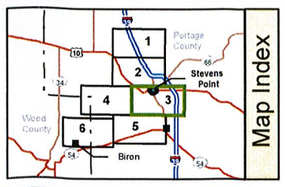


NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2013, 1m; FSA-NAIP Portage County Mosaic 2013, 1m

Map Key

- Cross Section
- Fair Weather Failure
- Flood Condition
- Reference Point
- County Boundary
- Municipal Boundary
- Railroad
- Major Road



N S

0 500 1,000 2,000 3,000 4,000 Feet

CWPCo Consolidated Water Power Co

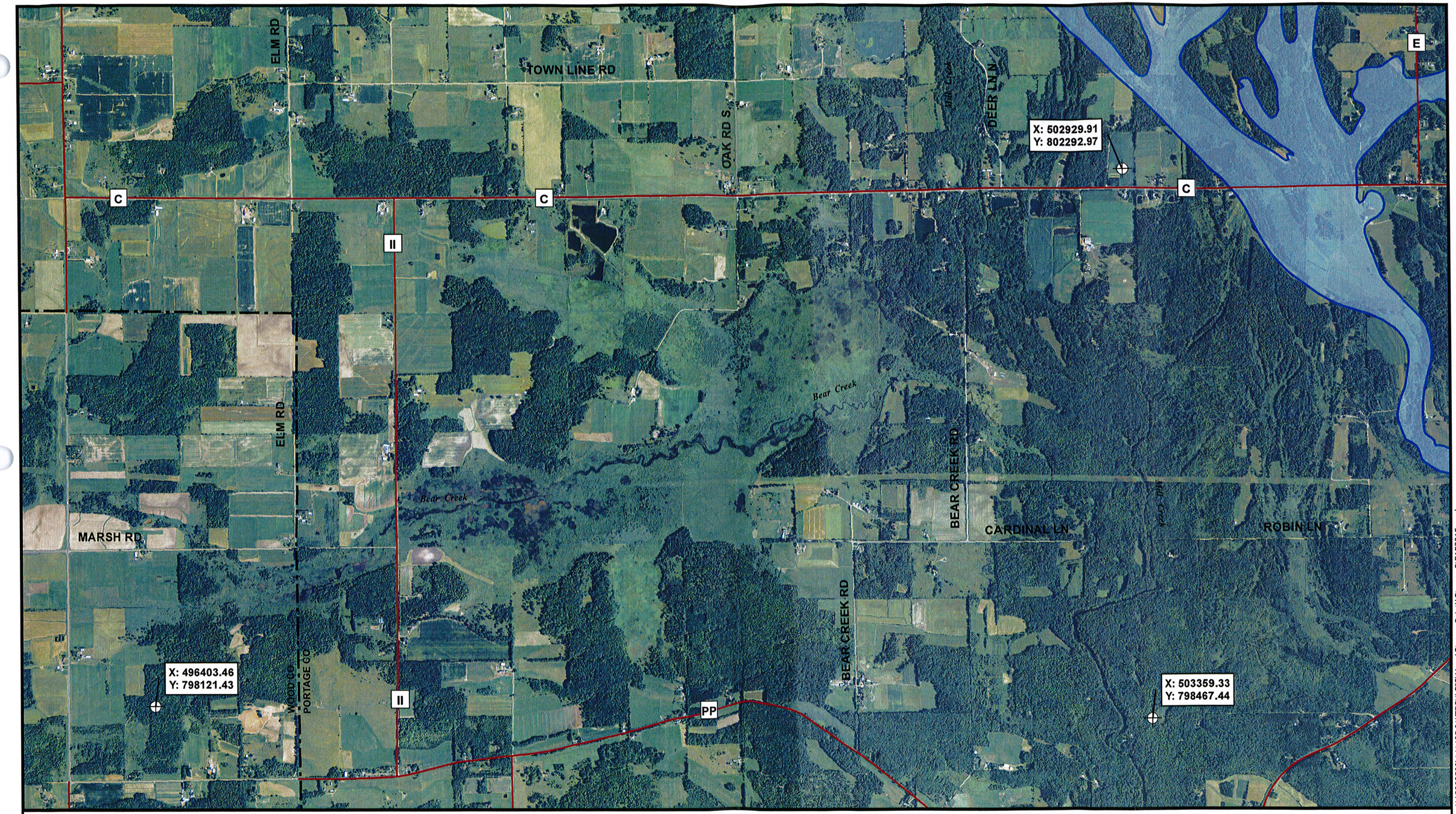
Mead & Hunt

SHEET 3 OF 6

Inundation Map for Failure of Stevens Point Dam

Consolidated Water Power Company
WOOD AND PORTAGE COUNTIES, WISCONSIN
October 1, 2015

X:\32035001141485.01\TECH\GIS\Maps\StevensPoint\StevensPtEAP2015.mxd

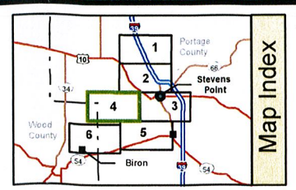


NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2013, 1m; FSA-NAIP Portage County Mosaic 2013, 1m

Map Key

- Cross Section
- Fair Weather Failure
- Flood Condition
- Reference Point
- County Boundary
- Municipal Boundary
- Railroad
- Major Road



N
S

CWPCo Consolidated Water Power Co

Mead & Hunt

0 500 1,000 2,000 3,000 4,000 Feet

SHEET 4 OF 6

Inundation Map for Failure of Stevens Point Dam

Consolidated Water Power Company

WOOD AND PORTAGE COUNTIES, WISCONSIN

October 1, 2015

X:\32035001141485.01\TECH\GIS\Maps\StevensPoint\StevensPtEAP2015.mxd

X: 502294.56
Y: 797134.05

Hill Creek

PP

Rocky Run

WEST RIVER DR W

WEST RIVER DR W

WISCONSIN RIVER

BLUE HERON LN

Fields Island

OKRAY AVE

POST RD

Plover

PLOVER RD

54

66

5.8 MILES DOWNSTREAM OF STEVENS POINT DAM		
	Fair Weather	Flood
Arrival Time	43 min	15 min
Time to Peak	2 hr 46 min	2 hr 20 min
Max Elevation (ft)	1036.0	1037.2
Incremental Rise (ft)	0.6	0.6

RIVER RIDGE RD

HAYES AVE

GREEN BAY AND WESTERN

FOREST DR

PIERCE AVE

CLUB FOREST DR

JOHNSON AVE

X: 502526.53
Y: 793059.72

54

COOLEDGE AVE

X: 509803.63
Y: 793120.81

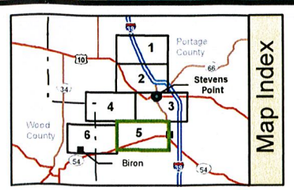
X:\32035001\141485.01\TECH\GIS\Maps\StevensPoint\StevensPtEAP2015.mxd

NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2013, 1m; FSA-NAIP Portage County Mosaic 2013, 1m

Map Key

- Cross Section
- Fair Weather Failure
- Flood Condition
- Reference Point
- County Boundary
- Municipal Boundary
- Railroad
- Major Road



N
S

CWPCo Consolidated Water Power Co

Mead & Hunt

0 500 1,000 2,000 3,000 4,000 Feet

SHEET 5 OF 6

Inundation Map for Failure of Stevens Point Dam

Consolidated Water Power Company
WOOD AND PORTAGE COUNTIES, WISCONSIN
October 1, 2015

X: 493071.7
Y: 795296.27

X: 499934.44
Y: 796410.3

X: 499688.31
Y: 791935.5

LINWOOD DR
GUMZ RD
WOOD COUNTY
PORTAGE COUNTY
BUTTERCUP LN
STONY RD
NORTH SHORE DR
3RD AVE
2ND AVE
OAK RD
O
66
WISCONSIN RIVER
BIRON DR E
NORTH BIRON DRIVE
BIRON FLOWAGE
BIRON DAM
U
HUFFMAN RD
MARSH RD
BIRON
54

14.3 MILES DOWNSTREAM OF STEVENS POINT DAM

	Fair Weather	Flood
Arrival Time	1 hr 25 min	1 hr 17 min
Time to Peak	3 hr 55 min	3 hr 47 min
Max Elevation (ft)	1035.2	1035.4
Incremental Rise (ft)	0.1	0.1

10.3 MILES DOWNSTREAM OF STEVENS POINT DAM

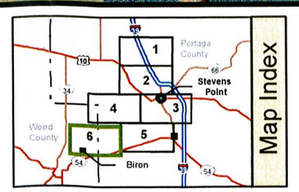
	Fair Weather	Flood
Arrival Time	1 hr 13 min	1 hr 6 min
Time to Peak	3 hr 39 min	3 hr 33 min
Max Elevation (ft)	1035.3	1035.6
Incremental Rise (ft)	0.2	0.1

NOTE: The limits of flooding and the travel times shown on this map are approximate and should be used solely as a guideline for establishing evacuation zones. The actual evacuation zones may be greater or smaller than the flooded area shown on the map. Actual evacuation zones should be determined by local officials responsible for establishing specific evacuation procedures.

Data Source: Base map image from the Wisconsin State Cartographer's web site, WisconsinView, FSA-NAIP Wood County Mosaic 2013, 1m; FSA-NAIP Portage County Mosaic 2013, 1m

Map Key

- Cross Section
- Fair Weather Failure
- Flood Condition
- Reference Point
- County Boundary
- Municipal Boundary
- Railroad
- Major Road



N
S

CWPCo Consolidated Water Power Co
Mead & Hunt

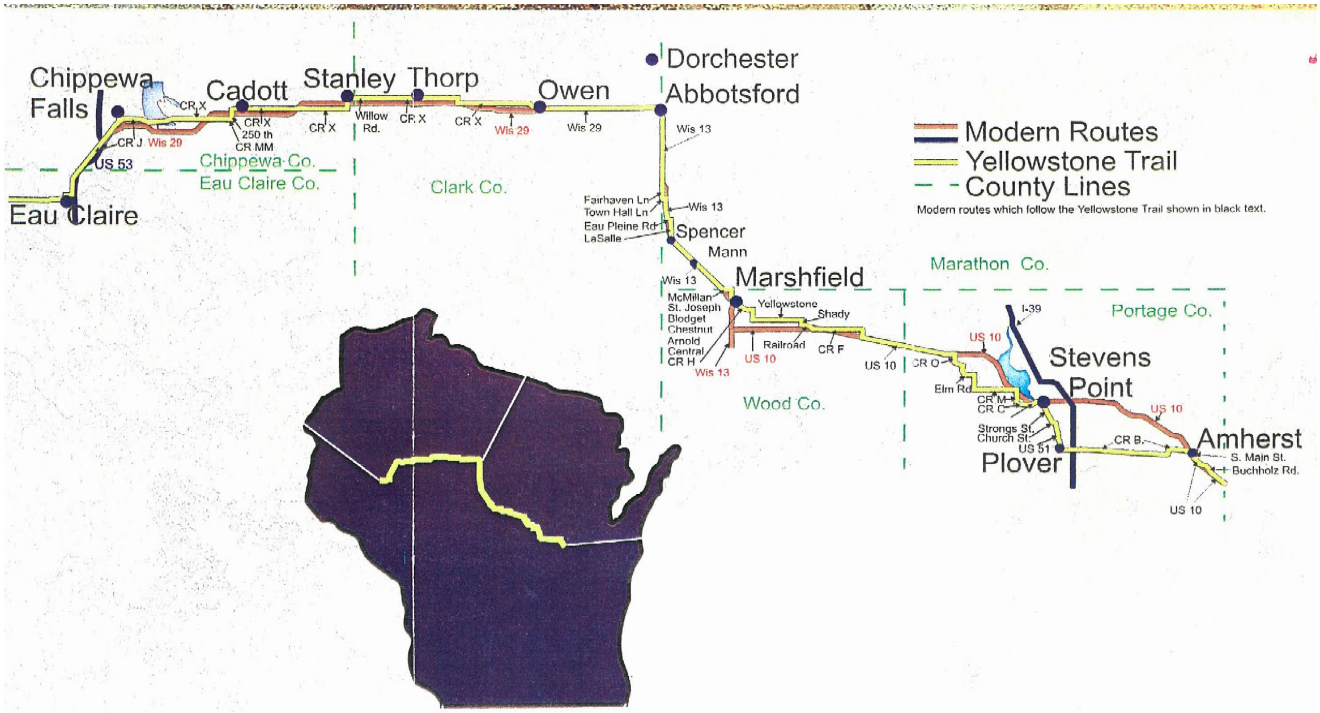
0 500 1,000 2,000 3,000 4,000 Feet

SHEET 6 OF 6

Inundation Map for Failure of Stevens Point Dam

Consolidated Water Power Company
WOOD AND PORTAGE COUNTIES, WISCONSIN
October 1, 2015

X:\32035001\141485.01\TECH\GIS\Maps\StevensPoint\StevensPtEAP2015.mxd





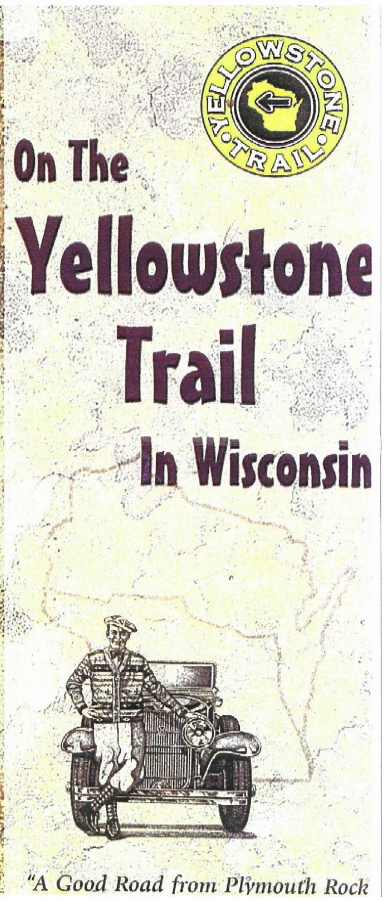
For more information call 1-800-236-4636 or visit our website at www.yellowstonetrailwi.com

YELLOWSTONE TRAIL

Before there were numbered highways in the U.S. there were names attached to roads to help the motorist navigate from town to town or from county to county. In 1912 no one thought in terms of an inter-state road. However, a small band of men envisioned a road from Plymouth Rock to Puget Sound and called it the Yellowstone Trail. The Yellowstone Trail in Wisconsin ran 406 miles from Kenosha to Hudson through 18 counties. This transcontinental road, one of the first, carrying tin lizzies in the early 1900s and Chevies in the 1930s finally faded, but the name Yellowstone Trail still resonates with some Wisconsinites. Thanks in part to a small group of visionaries in the four counties of Portage, Wood, Clark, and Chippewa, in cooperation with the Wisconsin Department of Tourism, motorists can once again experience this storied piece of Wisconsin history. We hope this brochure / map entices you to re-trace this road, once well traveled. You will see points of interest and unique vistas that have stood the test of time – a time when travelers enjoyed the journey as much as reaching their final destination.

WISCONSIN





CHAPTER 6 ECONOMIC DEVELOPMENT ELEMENT

Section 6.1 Introduction

This element will present information about the economy within the Town of Linwood.

Economic development, which can be defined as the type and level of business activity within an area, is often based on a combination of market forces, regulation, and the extent of local government encouragement. The Town of Linwood has historically been a rural community of primarily agricultural activity, and a scattering of small-scale commercial uses. In the recent past, an increase in recreation and tourism has occurred due to the desirable waterways, and natural areas present in the Town. As such, the Town recognizes that the majority of business development will most likely occur beyond its borders. Different types of development in surrounding areas, however, can have an impact on Town growth, quality of life, and even its ability to pay for Town services. For this reason Linwood wishes to pursue economic development opportunities that will enhance the rural character of the area and assure the community the means to provide for the services and infrastructure needs of present and future residents.

This element concludes with goals, objectives, and policies to promote the stabilization, retention, or expansion of the economic base. County and State economic development information is included to help the Town identify potential opportunities that could be used to pursue appropriate economic development activities.

Section 6.2 Labor Force and Economic Base

A. Labor Force Analysis

1. Educational Attainment: Illustrated by Table 6.1, the Town of Linwood has seen an increase in the percentage of its residents who have achieved a college degree (Associate, Bachelor, or Graduate/Professional Degree).

Table 6.1: Comparison of Educational Attainment for Residents 25 Years and Older

Educational Attainment (Persons 25 years +)	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
Less than 9th grade	41 *5%*	7 *0.9%*	1,607 *4%*	1,008 *2%*
9th to 12th grade (no diploma)	43 *5%*	33 *4%*	2,264 *5%*	1,898 *4%*
High school graduate	381 *45%*	292 *38%*	15,826 *36%*	14,113 *32%*
Some college (no degree)	119 *14%*	99 *13%*	8,394 *19%*	9,076 *20%*
Associate degree	94 *11%*	104 *14%*	3,833 *9%*	4,562 *10%*
Bachelor's degree	110 *13%*	154 *20%*	8,251 *19%*	9,640 *22%*
Graduate/ professional degree	57 *7%*	79 *10%*	3,647 *8%*	4,440 *10%*
Estimate of population 25 years +	**845**	**768**	**43,822**	**44,737**

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

2. Earnings

In order to better understand the existing wage-earning realities within the Town of Linwood, "earnings" data was considered to be more informative. "Earnings" are defined by the U.S. Census Bureau as the algebraic sum of wages or salary income and net income from self-employment, representing the amount of income received regularly before deductions for personal income taxes, Social Security, bond purchases, union dues, Medicare deductions etc. Table 6.2 compares mean (average) earnings, mean household income, and per capita income for households and individuals in Linwood and surrounding communities.

Table 6.2: Mean Earnings, Mean Household, and Per Capita Income Comparison

	Mean Earnings Per Household			Mean Income Per Household			Per Capita Income		
	2008-2012	2013-2017	Change	2008-2012	2013-2017	Change	2008-2012	2013-2017	Change
Town of Linwood	$67,061	$73,300	*9%*	$64,628	$85,005	*32%*	$24,471	$34,794	*42%*
Town of Eau Pleine	$88,709	$77,657	*-12%*	$88,928	$78,131	*-12%*	$32,740	$31,732	*-3%*
Town of Carson	$85,540	$77,497	*-9%*	$78,468	$78,062	*-1%*	$32,720	$31,822	*-3%*
Town of Dewey	$76,059	$92,103	*21%*	$74,384	$91,138	*23%*	$29,988	$33,836	*13%*
Portage County	$61,547	$68,805	*12%*	$62,440	$69,694	*12%*	$25,208	$28,363	*13%*

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

3. Percent in Labor Force and Unemployment

Table 6.3 below reveals labor force participation and employment percentages for the Town of Linwood, as described in the 2008-2012 and 2013-2017 American Community Survey five-year estimates. Age sixteen is considered to be the lower threshold for being eligible for employment. The Town had a labor participation rate of 65% between 2013-2017.

Table 6.3: Employment Status of Town of Linwood Population 16 Years and Above

Employment Status	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
Population 16 years and over	**1,027**	**892**	**57,123**	**58,106**
	100%	*100%*	*100%*	*100%*
In labor force	698	582	39,282	39,120
	68%	*65%*	*69%*	*67%*
Civilian labor force	698	582	39,246	39,099
	68%	*65%*	*69%*	*67%*
Employed	667	559	36,285	37,291
	65%	*63%*	*64%*	*64%*
Unemployed	31	23	2,961	1,808
	3%	*3%*	*5%*	*3%*
Armed forces	0	0	36	21
	0%	*0%*	*0%*	*0%*
Not in labor force	329	310	17,841	18,986
	32%	*35%*	*31%*	*33%*

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

4. Employment by Occupation

Table 6.4 represents what type of occupation and industry in which the working residents of the Town were employed over the past 10 years. This is not a listing of the employment opportunities currently located in the Town of Linwood.

Table 6.4: Town of Linwood Employment by Occupation

Occupation	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
Management, business, science, and arts occupations	201	184	10,944	12,906
	30%	*33%*	*30%*	*35%*
Service occupations	137	81	6,111	6,170
	21%	*15%*	*17%*	*17%*
Sales and office occupations	176	108	9,887	8,905
	26%	*19%*	*27%*	*24%*
Natural resources, construction, and maintenance occupations	81	97	3,150	3,229
	12%	*17%*	*9%*	*9%*
Production, transportation, and material moving occupations	72	89	6,193	6,081
	11%	*16%*	*17%*	*16%*
Total Employed	**667**	**559**	**36,285**	**37,291**

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

5. Commuting

According to 2013-2017 American Community Survey data, a majority of employed residents worked outside of the Town. The following tables are for informational purposes relating to transportation and commute.

Table 6.5: Means of Transportation to Work for Workers 16 Years and Above

Means of Transportation	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
Car, truck, or van - drove alone	544	475	2,772	29,522
	86%	*85%*	*79%*	*81%*
Car, truck, or van - carpooled	35	41	3,172	2,515
	6%	*7%*	*9%*	*7%*
Public transportation (excluding taxicab)	0	0	208	117
	0%	*0%*	*0.6%*	*0.3%*
Walked	0	3	1,870	2,265
	0%	*0.5%*	*5%*	*6%*
Taxi, motorcycle, bicycle, or other means	20	0	1,154	676
	3%	*0%*	*3%*	*2%*
Worked at home	35	39	1,210	1,371
	6%	*7%*	*3%*	*4%*
Total workers 16 years and over	**634**	**558**	**35,386**	**36,466**

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

Table 6.6: Time Leaving Home to go to Work

Time Leaving Home	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
12:00 a.m. to 4:59 a.m.	17	14	1,192	1,558
	3%	*3%*	*4%*	*4%*
5:00 a.m. to 5:29 a.m.	24	34	1,093	1,367
	4%	*7%*	*3%*	*4%*
5:30 a.m. to 5:59 a.m.	48	41	1,642	2,054
	8%	*8%*	*4.8%*	*5.9%*
6:00 a.m. to 6:29 a.m.	67	49	2,544	2,745
	11%	*9.4%*	*7%*	*8%*
6:30 a.m. to 6:59 a.m.	87	61	4,108	3,582
	15%	*12%*	*12%*	*10%*
7:00 a.m. to 7:29 a.m.	114	106	4,334	5,397
	19%	*20%*	*13%*	*15%*
7:30 a.m. to 7:59 a.m.	48	56	4,788	4,517
	8%	*11%*	*14%*	*13%*
8:00 a.m. to 8:29 a.m.	31	32	2,738	2,235
	5%	*6%*	*8%*	*6%*
8:30 a.m. to 8:59 a.m.	26	22	1,485	1,686
	4%	*4%*	*4%*	*5%*
9:00 a.m. to 9:59 a.m.	18	15	2,039	1,712
	3%	*3%*	*6%*	*5%*
10:00 a.m. to 10:59 a.m.	10	3	1,219	890
	2%	*0.6%*	*4%*	*3%*
11:00 a.m. to 11:59 a.m.	11	5	470	418
	2%	*1%*	*1%*	*1%*
12:00 p.m. to 3:59 p.m.	34	44	3,446	3,446
	6%	*9%*	*10%*	*10%*
4:00 p.m. to 11:59 p.m.	64	37	3,078	3,488
	11%	*7%*	*9%*	*10%*
Total workers 16 years and over not working at home	**599**	**519**	**34,176**	**35,095**

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

Table 6.7: Travel Time to Work

Travel Time	Town of Linwood		Portage County	
	2008-2012	2013-2017	2008-2012	2013-2017
Less than 5 minutes	0	6	1,158	1,541
	0%	*1%*	*3%*	*4%*
5 to 9 minutes	76	15	6,221	6,532
	13%	*3%*	*18%*	*19%*
10 to 14 minutes	106	103	8,124	7,897
	18%	*20%*	*23.8%*	*22.5%*
15 to 19 minutes	192	146	6,191	6,597
	32%	*28.1%*	*18%*	*19%*
20 to 24 minutes	92	113	4,195	4,186
	15%	*22%*	*12%*	*12%*
25 to 29 minutes	37	41	1,784	1,658
	6%	*8%*	*5%*	*5%*
30 to 34 minutes	17	34	2,710	2,337
	3%	*7%*	*8%*	*7%*
35 to 39 minutes	16	15	702	748
	3%	*3%*	*2%*	*2%*
40 to 44 minutes	22	6	492	894
	4%	*1%*	*1%*	*3%*
45 to 59 minutes	18	33	1,156	1,330
	3%	*6%*	*3%*	*4%*
60 to 89 minutes	23	7	898	897
	4%	*1%*	*3%*	*3%*
90 or more minutes	0	0	545	478
	0%	*0%*	*2%*	*1%*
Total workers 16 years and over not working at home	**599**	**519**	**34,176**	**35,095**

Source: U.S. Census Bureau, 2008-2012 and 2013-2017 American Community Survey

Section 6.3 Strengths and Weaknesses for Attracting/Retaining Business

Strengths: Facilities exist for selling/marketing specific goods.
Soils that promote good forest product growth.

Weaknesses: Limited building sites, due to soil conditions and high water table.
Road limit capabilities are limited.
Limited internet and cable service.

Section 6.4 Desired Businesses

The economy of the Town of Linwood is closely related to the City of Stevens Point job market and secondarily to that of the City of Wisconsin Rapids, with a significant portion of the local labor force commuting to work in these urban areas. Linwood has relatively less agricultural activity compared to other towns in the county. Mercantile activity is similarly limited, with fourteen commercial operations and one manufacturing concern, according to the 2021 statement of assessment.

New development sites in the Town of Linwood will be considered on a case-by-case basis; the Town Plan Commission and Town Board will evaluate new proposals for industrial and commercial activities. Desired businesses in the Town include:

- Agriculture
- Home-Base Businesses
- Light Industry

Section 6.5 Environmentally Contaminated Sites

Contaminated sites, also known as brownfields, serve as potential land base for economic development. Brownfield's are defined as abandoned or underutilized commercial and industrial properties where redevelopment is hindered by real or perceived contamination. The Wisconsin Department of Natural Resources (DNR) has prepared a guide to help finance brownfields cleanup and redevelopment. It can be found on the internet searching for the Wisconsin Department of Natural Resources web site on the internet.

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web is the WDNR's on-line database containing information on the investigation and cleanup of potential and confirmed contamination to soil and groundwater. There is currently one site in the Town listed as brownfields with open status. Open status refers to a contaminated site in need of clean up or where clean up is still underway. A complete list of all brownfield sites can be obtained by contacting the DNR or through searching the Wisconsin Department of Natural Resources web site on the internet.

State Spill Hotline 24/7: 1-800-943-0003
State contact person: Jason Lowery (608)267-7570
Local Hydrologist: Adam Scheunemann (715)299-0587 (Wisconsin Rapids) Web site: WDNR
Wisconsin Department of Natural Resources
101 S. Webster Street, P.O. Box 7921
Madison, WI 53707-7921

Section 6.6 Economic Development Resources

The following is a list of potential resources and programs that could provide technical support and financial assistance to Town businesses.

A. Portage County Business Council

The Portage County Business Council (PCBC) serves as the Chamber of Commerce and economic development organization for the Portage County community. PCBC works with local municipalities and state agencies to promote business development in the area and provides resources for businesses expanding or relocating to Portage County.

B. Central Wisconsin Economic Development Fund

The Central Wisconsin Economic Development Fund (CWED) is a regional loan program established from the consolidation of state-funded Community Development Block Grant Revolving Loan Funds within Central Wisconsin. Participating counties include Adams, Forest, Lincoln, Marathon, Portage, Vilas and Wood. CWED works with entrepreneurs and their lenders to structure financing packages for start-up and expanding businesses to encourage economic growth in the area. Use of funds may be put toward acquisition of land, buildings, and fixed equipment; site preparation, construction, or remodeling; equipment financing; working capital; and investment in technology to keep the business competitive. CWED loans usually have low interest rates, reduced collateral requirements, and flexible terms.

C. Wisconsin Department of Administration

The Wisconsin Department of Administration (DOA) has a broad range of financial assistance programs to help communities with economic development. The federally funded Community

Development Block Grant (CDBG) program can be used for housing, economic development and public facilities improvements.

1. Community Development Block Grant – Economic Development Loan

Purpose: To support economic development projects that spur job creation for low to moderate income residents located in Wisconsin communities of under 50,000 residents. The State will grant funds to a municipality. The municipality, in turn, makes a loan to a business for the purpose of job creation.

Use of Funds: To purchase equipment or provide working capital. Project must create/retain jobs and be documented for a period not to exceed 24 months.

Amount Available: Up to $1,000,000, based on an allowance of up to $35,000 per job created.

D. Wisconsin Economic Development Cooperation

Wisconsin Economic Development Corporation (WEDC) is the state's lead economic development agency. WEDC helps businesses, communities and individuals take advantage of new opportunities for growth and job creation through innovative market-driven programs. WEDC's economic development programs are designed to retain and attract businesses, create jobs and encourage economic growth.

1. Workforce Training Grants

Purpose: To support businesses making a firm commitment to locate a new facility in Wisconsin or expanding an existing facility within the State which is developing a product, process, or service that requires training in new technology and industrial skills.

Use of Funds: Job training that focuses on new technology, industrial skills, or manufacturing processes. The training must not be currently available through other resources (Wisconsin Technical College System), such as Microsoft Office training, OSHA courses, welding, etc.

Amount Available: Grant Award. A grant of 50% of eligible training costs, up to $5,000 per employee trained. The maximum award is $200,000.

Eligibility: Eligible training costs include training wages (of production employees through first line supervisors), training materials and trainer costs. Routine training is ineligible. Eligible training costs do not include travel expenses, food and lodging.

E. Wisconsin Farm Bureau Federation

A voluntary, non-governmental organization controlled by member families to represent them on legislative issues and to provide farm marketing, business and planning consultation and services. Contact information: 1-800-261-FARM or 608-836-5575

Wisconsin Farm Bureau Federation,
PO Box 5550, Madison, WI 53705-0550

F. United States Department of Agriculture - Rural Development Administration (Wisconsin)

The Rural Development Administration is an organization affiliated with the United States Department of Agriculture (USDA) that provides funding for home purchase and rehabilitation,

technical assistance and funding to new cooperative ventures, and financing for new business development. A full list of their programs can be found on the internet by searching the United States Department of Agriculture web. Contact information: Phone (715)345-7600 FAX: (715)345-7669

USDA Rural Development – WI
5417 Clem's Way, Stevens Point, WI 54482

G. Small Business Development Center

The Small Business Development Center (SBDC) located at the University of Wisconsin-Stevens Point, is one of the 12 university-based SBDC's in Wisconsin. The center offers confidential, no-cost business counseling to current or prospective small-business owners on issues ranging from financial management to sources of capital. Assistance is available to businesses located throughout nine counties including Adams, Langlade, Lincoln, Marathon, Oneida, Portage, Vilas, Waupaca, and Wood.

H. Wisconsin Manufacturing Extension Partnership

In an effort to improve quality and productivity of small to medium size Wisconsin Manufacturers, a partnership between government, industry, labor, and education was formed. The Wisconsin Manufacturing Extension Partnership (WMEP) assessment process is designed to be broad based rather than in-depth. The purpose is to "raise flags" where more effort should be placed. After the assessment, this can lead to a technical assistance project, in which your company is paired with a facilitator to help design and implement solutions.

Section 6.7 Economic Development Issues Identified by the Town of Linwood

The following issues were identified during the comprehensive planning process:

- A large number of people work outside of Linwood, Stevens Point, Wisconsin Rapids, Plover, and Whiting. To what extent does the Town want to promote commercial/ industrial development within its boundaries?
- Taxes and cost of services going up due to demands for increased services.
- The planned extension of County Road HH could have the potential for future development.
- What problems can occur in the permitting process between Portage County and the Town of Linwood.

Section 6.8 Vision for Economic Development

Our community will be supportive of homegrown and small businesses. The citizens of the Town of Linwood have options to earn livable wages and enjoy rewarding work.

Key Vision Ideas for Economic Development:

A. Recognize and support the role of agribusiness in the economy of our community.

B. New manufacturing and industrial growth will be reviewed on a case by case basis dealing with the potential concerns of the citizens of the Town of Linwood, and the environmental sensitivity of our area.

C. Recreation is an important element in the rural economy.

D. Commercial businesses will be encouraged where appropriate.

Section 6.9 Economic Development Goals, Objectives, and Policies

A. Goal:

1. Promote the stabilization, diversification, and expansion of the current economic base and the creation of a range of employment opportunities in the Town of Linwood.

B. Objectives:

1. Protect lands best suited for agricultural use so that productive lands and the Town's economic base may be preserved.

2. Promote recreation related sites in the Town to enhance their economic potential.

C. Policies:

1. Economic development will be encouraged in areas that are compatible with the Town Comprehensive Plan.

2. Encourage the use of programs aimed at protecting productive agricultural land.

3. Allow home based businesses and other low impact activities by providing educational materials regarding existing ordinances and regulations.

4. The Town of Linwood will continue to work with Portage County in the permit issuance process. Likewise the Town of Linwood will notify Portage County when Portage County is not aware of needed permits.

CHAPTER 7 INTERGOVERNMENTAL COOPERATION ELEMENT

Section 7.1 Introduction

Intergovernmental Cooperation chapter identifies opportunities for establishing or maintaining cooperation between units of government. Cooperation improves lines of communication between different units of government, aids in the recognition and possible resolution of conflicts between jurisdictions, and allows for the identification of mutual service needs and improvements.

The intent of this chapter is to identify, inventory, and analyze existing and potential cooperative relationships for the Town of Linwood.

Section 7.2 Inventory and Analysis Intergovernmental Relationships

Inventory and examination of existing municipal relations allows for the understandings of how municipalities currently work together and how these relationships can be enhanced. As the Town of Linwood develops over the next 20 years it is important to continue to work with surrounding municipalities, school districts, and other governmental units.

A. Adjacent Units of Government

The Town of Linwood shares borders with the Town of Carson, Rudolph, City of Stevens Point, Village of Whiting, and Plover. A map of the Extraterritorial Area for Stevens Point, Whiting, and Plover can be found on page 99.

The Town of Linwood has agreements with these surrounding communities for aid in snow removal and road maintenance on local roads that are located along Town boundaries, except for Village of Whiting and Plover, which both lie across the Wisconsin River and road issues are not applicable.

Emergency Medical Responders (EMR) are local residents who volunteer to be the first to respond to accidents and medical emergencies within the area. EMR's are dispatched by the Portage County 911 system. They respond in their personal vehicles and attempt to stabilize patients before EMTs and/or ambulances arrive. Supplies and equipment used by local EMR's are kept at the Rudolph Fire Stations, one of which is located in the Town of Linwood. The First Responder program is supported financially by the municipalities who contract for services from the Rudolph Fire Department.

The Town is included in Mutual Aid Agreements with surrounding Portage County fire districts.

B. School Districts

The Town of Linwood is served by the Stevens Point School District. The primary forms of interaction with this entity is through payment of property taxes which, in part, help to fund the district. The Town has little participation with the districts in issues pertaining to administration or siting of new facilities. Town of Linwood currently has no public schools sited within its boundaries.

C. Portage County

1. Portage County Solid Waste

The Town of Linwood residents may contract with private disposal services for handling solid waste and recyclable material or utilize the service currently under a municipal recycling and waste agreement for residents who wish to participate in said service.

2. Portage County Highway Department

The Highway Department of Portage County maintains and plows county roads in the Town. This Department also administers the dispersal of funds for local road projects as part of the Wisconsin Department of Transportation's Local Road Improvement Program and provides bridge inspections.

3. Portage County Sheriff and Ambulance

The Town relies on the Portage County Sheriff's Office to provide protective services through periodic patrols and on an "on-call" basis. Portage County Emergency Medical Services contracts with the Stevens Point Fire Department, Plover Fire Department, and Amherst Fire District to provide County-wide ambulance service. The Stevens Point Fire Department, with ambulances dispatched from Station 1 on Franklin Street, is primarily responsible for providing ambulance service within the Town of Linwood.

4. Portage County Emergency Management

The Town of Linwood officials participated in NIMS (National Incident Management System) training course offered by Portage County Emergency Management office.

Municipal officials have primary responsibility for disasters which take place in the municipality. Additional support from Portage County Departments may include: Emergency Management assistance, Law Enforcement assistance, Emergency Medical and Public Health Services. Support from Private Agencies/Volunteer Groups include: American Red Cross and the Department of Natural Resources. State, Federal, and National Guard assistance should be channeled through the County Emergency Management Director.

5. Portage County Planning and Zoning Department

There are currently seven different sections operating under the Planning and Zoning Department; they include Planning, Zoning, Land and Water Conservation, On-Site Waste, Water Resources, Economic Development, and Geographic Information Systems.

The Planning Sections includes staff and resources to assist local communities in the preparation or amending of various plan documents including a comprehensive plan.

The Zoning Section staff is responsible for administering the County's Zoning, Wellhead Protection, Tower, Subdivision, Floodplain Zoning, Shoreland Zoning, Non-metallic Mining Reclamation, and Private Sewage System Ordinances.

The Land and Water Conservation Section staff works with individuals to design and implement conservation practices and enforce the County's Animal Waste Management Ordinance. Assistance may be given to Towns upon request.

The On-Site Waste Section is responsible for administering the County's Private Sewage System Ordinance and On-Site Sewage Program, including issuing sanitary permits for approved septic systems, and enforcement of County Ordinances and State Codes related to Private On-site Waste Treatment Systems (POWTS).

The Water Resources Section coordinates, organizes, and evaluates all Portage County water resource data for the Planning and Zoning Department, with a primary focus on groundwater. This includes providing information to communities, the public and elected officials on groundwater management, protection, groundwater issues and on methods to resolve water resource issues or problems in Portage County. This Section is responsible for administering the County's Well Abandonment Ordinance. This Section is also responsible for carrying out initiatives to implement the County's Groundwater Management Plan and associated programs. The Groundwater Citizens Advisory Committee (GCAC) was created to advise the County Planning and Zoning Committee on ways to implement the recommendations of the County's Groundwater Management Plan. The Town participates by sending a representative to the GCAC meetings.

The Economic Development Section manages the Portage County Business Park. Staff maintains a strong relationship with the Portage County Economic Development Committee and City of Stevens Point Community Development and Engineering Departments in order to streamline projects.

Staff of the Geographic Information Systems (GIS) Section develop and maintain the Planning and Zoning Department's GIS. This Section has daily interaction with residents, municipal officials throughout the County, State agencies, and other Portage County staff to provide information on parcels of land, and produce maps for individual requests and ongoing projects.

6. Stevens Point Urban Area Sewer Service Plan

The Town of Linwood is a member of the Stevens Point Urban Area Sewer Service Advisory Committee, which was established to assist the County Planning and Zoning Department in the preparation of an Area wide Water Quality Management Plan and to act in an advisory role to the Department in matters concerning implementation of the Plan. The principal purpose of the Area wide Water Quality Management Plan (thereinafter referred to as the Sewer Service Plan) is to develop a twenty (20) year sanitary sewer service boundary for the Stevens Point Urban area, along with an institutional structure for implementing the Plan and managing the extension of sanitary sewage services within this urban area.

The urban sanitary sewer service area boundary identifies the geographic land area within which sanitary sewer service could be made available by the year 2027 in a cost-effective and environmentally acceptable manner. The Sewer Service plan is intended to address recent development trends within the Stevens Point Urban Area while developing an appropriate twenty-year sanitary sewer service boundary that accommodates growth while taking steps to safeguard environmentally sensitive areas and the quality of waters of the State.

West of the Wisconsin River – The west side of Stevens Point, including land in the Town of Linwood, is virtually limited to existing sewer service because of the presence of vast areas of floodplain and wetlands west of the Wisconsin River. The high groundwater, high bedrock, and clay soil limitations which are found in this area are basically overlain by the

floodplains and wetlands which preclude future sewer development. A very small amount of expansion of the sewer service area west of the river is anticipated. However, for the most part, the lands, mapped as having development limitations in this portion of the urban area will fall outside of the 20 year sewer service boundary.

The designation of an urban area sewer service boundary is a major element of the overall planning process of this Sewer Service Plan. The boundary, which takes into account the projections of future population, land demands, environmentally sensitive areas, and extensive input on the part of elected officials represented on the Stevens Point Urban Area Sewer Service Advisory Committee, can be found on the map on page 100. The map also illustrates the planned sewer service boundary for the local sewer jurisdictions.

7. Portage County Humane Society

The Town of Linwood participates in a County-wide animal control program that is coordinated by Portage County, administered by the Sheriff's Office, and contracted through the Humane Society of Portage County (HSPC). The Town receives a wide range of services offered by the HSPC and Sheriff's Office including animal control, licensing, rabies clinics, abandoned animal surrender, stray animal control, quarantine facilities, free or reduced veterinary care, educational services, kennel & commercial facilities inspections, and County ordinance enforcement.

D. State of Wisconsin

The two primary State agencies that the Town of Linwood interacts with are the Wisconsin Department of Natural Resources (DNR) and the Wisconsin Department of Transportation (DOT). The DNR, along with the Army Corp of Engineers are responsible for natural resource protection, compliance monitoring, and law enforcement. The DOT is responsible for the planning and development of road networks and associated infrastructure and is the lead agency for the Local Roads Improvement Program (LRIP). Town road improvement projects must be submitted as part of a two year improvement plan.

E. Federal Agencies

The Army Corp of Engineers provides assistance of wetland issues and FEMA (Federal Emergency Management Agency) provides disaster aid assistance.

Section 7.3 Identification of Existing or Potential Issues and Conflicts with Other Governmental Units

The Town Plan Commission did not identify any specific conflicts with other governmental units; however, it did identify some issues that they felt needed further attention. Commissioners stated that:

- Current level of sheriff patrols maintained or increased.
- County Zoning enforcement could be improved, especially in the area of cleaning up of junked vehicles and junk/salvage yards.
- Continue quality ambulance response service and identify the quickest and alternative route available.

Section 7.4 Issues/Conclusions Regarding Intergovernmental Relations and Possible Methods of Conflict Resolution

The Town feels that intergovernmental relations are, for the most part, satisfactory. General methods of conflict resolution that the Town may explore include negotiation, compromise, or third party mediation. At this point, Town officials think that the best method of resolution is to maintain communication with other units of government and various agencies to address particular issues before they escalate into a conflict.

Section 7.5 Vision for Intergovernmental Cooperation

The citizens of the Town of Linwood recognize that they have the responsibility to be active in the community decision-making, and the town government will rely on that participation as an integral part of their decision processes.

Key Vision Ideas for Intergovernmental Cooperation:

A. The Town of Linwood will cooperate with other units of government to coordinate and share services in the most cost effective and efficient way.

B. Citizen participation is encouraged by adjoining local elected officials and utilized in community decision-making processes.

C. Our town government should have input into land use within our jurisdiction.

Section 7.6 Intergovernmental Cooperation Goals, Objectives, and Policies

A. Goals:

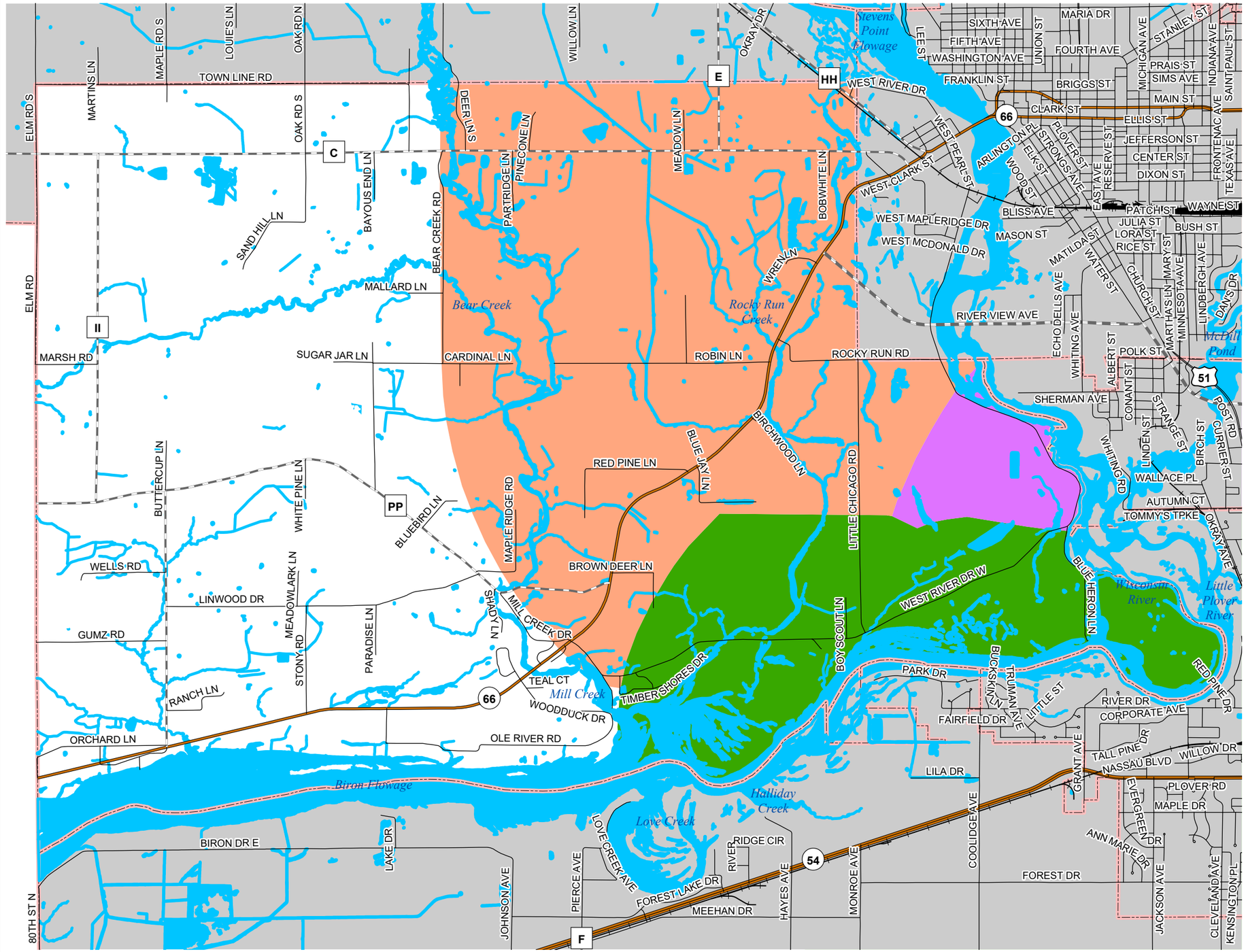
1. Maintain relationships with other units of government.

B. Objectives:

1. Continue shared agreements with adjacent units of government.
2. Units of government work together to preserve, restore, and maintain appropriate public access to natural resources, such as: reserves, boat landings, and parks.
3. Communicate with Portage County Agencies and surrounding municipalities for discussion of Land Use and other related issues.
4. Preserve productive agricultural land.
5. Identify, manage, preserve and protect natural resources.
6. Create and protect public green space and water resources.
7. Designating areas to through roads, to eliminate dead end roads.
8. Adjoining municipalities should be encouraged to discuss mutual concerns and issues.
9. Portage County establishes ordinances or enforces existing ordinances regarding junk vehicles, junk/salvage yards, nuisances, and public health and safety issues.

C. Policies:

1. Continue to meet with other government units as needed.
2. Continue participation in the Portage County Towns Association.
3. Explore additional opportunities for intergovernmental agreements.



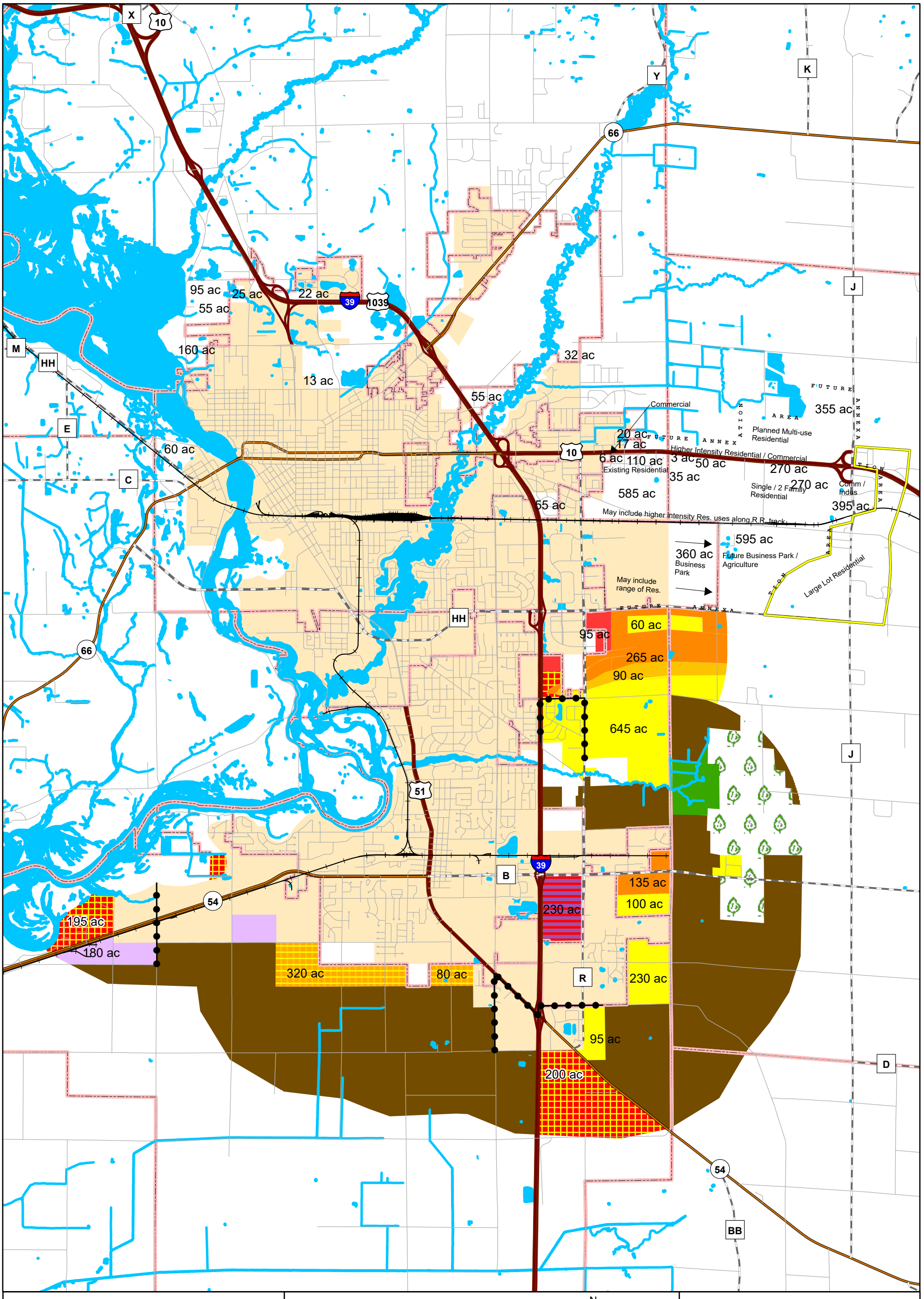
Extraterritorial Boundaries

- Plover
- Stevens Point
- Whiting

Source: Portage County Planning & Zoning (2019)

Map Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan



Sewer Service Boundary
2027

- Study Area
- Service Boundary
- Current Service Boundary
- Municipal Boundaries
- Proposed Town of Plover Sewer Service Boundary

N

Miles
0 0.25 0.5 1

Source: Portage County Planning & Zoning (2019)

Stevens Point Urban Area Sewer Service Plan

Planning and Zoning Department
1462 Strongs Avenue
Stevens Point, WI 54481

CHAPTER 8 LAND USE ELEMENT

Section 8.1 Introduction

The purpose of this chapter is to compile an inventory of existing land use patterns, and establish the goals, objectives and policies which will be used to guide public and private actions concerning future land use and development. These goals, objectives, and policies along with the land use category descriptions, express ideas that are consistent with the desired character of the Town and the other chapters (elements) of the Comprehensive Plan.

Section 8.2 Existing Land Use

The purpose of the existing land use information is to provide the Town of Linwood Plan Commission and Town Board with a "snap-shot" of what is going on in the Town at a particular moment in time. Understanding the existing patterns of development and use allow for a more informed discussion of what types of future uses and development should or could be encouraged. The goals, objectives and policies from the previous chapters also help frame this discussion. The result of this discussion will be a Future Land Use Map and specific goals, objectives, and policies for guiding Town development.

The following information was derived using aerial photography from 2020.

Table 8.1: Existing Land Use in the Town of Linwood, 2020

Existing Land Use Category	Acres	Percentage
Residential	914	*4.2%*
Commercial	264	*1.2%*
Industrial	180	*0.8%*
Agricultural	3,617	*16.8%*
Governmental/Institutional	31	*0.1%*
Road Right of Way	600	*2.8%*
Undeveloped/Vacant	15,945	*74.0%*
Total Acreage	**21,552**	***100.0%***

Source: Portage County Planning and Zoning Department

A. Residential

Residential development accounts for approximately 914 acres, or .2% of the land area. The majority of residences are scattered along the highways and local roads throughout the town. For the purposes of land use calculation, rural residences and farmsteads were estimated to occupy approximately 2 acres of area if located within a larger parcel, while calculations for residential uses concentrated in subdivisions or clusters were based on actual parcel size.

There are five platted subdivisions: North Shore, Linwood Springs, Mill Creek Estates, Paradise Acres, and Timber Shores.

Table 8.2: Platted Subdivisions, Town of Linwood

Subdivision	Date Platted	Total Lots	Developed Lots
North Shore	8/31/1960	50	15
Linwood Springs	7/30/1976	27	22
Mill Creek Estates	5/9/2002	8	4
Paradise Acres	9/9/2002	8	6
Timber Shores	3/12/2007	20	8
Totals		**113**	**55**

Source: Portage County parcel data, 2021

Notes:

1) A platted subdivision is one which complies with specific surveying and mapping requirements under Chapter 236, Wisconsin Statues and the Portage County Subdivision Ordinance. A plat is required for a County Plat (where 5 or more lots of 20 acres each or less are created within a period of 5 years) and for a Major Subdivision (where 5 or more lots of 1 ½ acres each or less are created~~,~~ within a period of 5 years). Town of Linwood requires a minimum lot size of two (2) acres, except for select waterfront areas, where a minimum lot size of one acre is acceptable. In contrast, a certified survey map must comply with less extensive State and County requirements and, unlike a plat, does not require State review.
2) Developed lots include those with improvements of at least $10,000 of assessed value.

B. Commercial

Commercial activity is very limited within the town (1.2% of land area), mainly involving small-scale local businesses. A particular note is Wisconsin River Golf Club, which accounts for the majority of the total acres classified as commercial. A sawmill is also in operation. As in most parts of the county, there are also a number of small home occupations which are not generally considered commercial in nature.

C. Industrial

Industrial use (180 acres, 0.8%) is limited to the waste treatment facility and associated landfill owned and operated by Pixelle Specialty Solutions paper company.

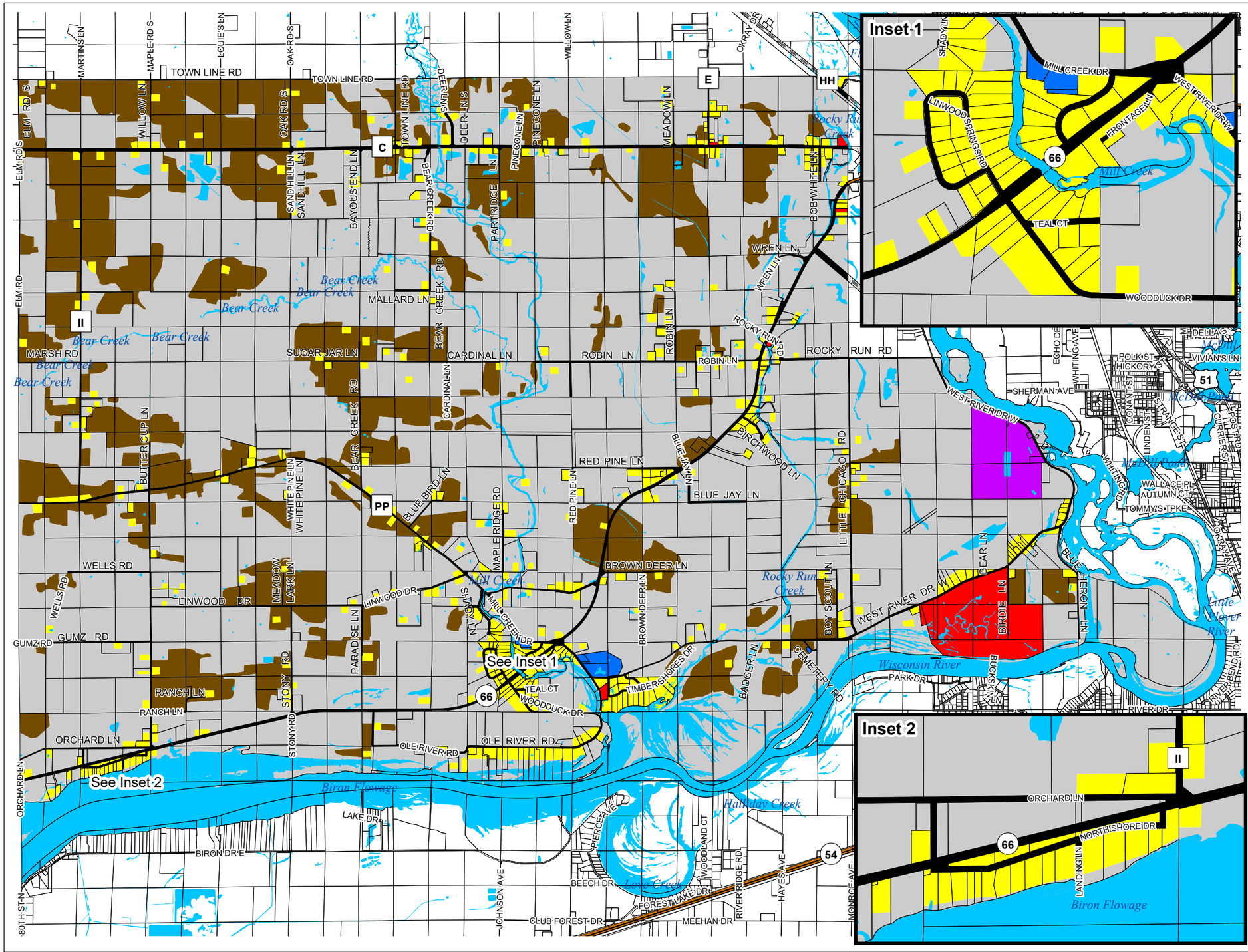
D. Agricultural

Agriculture accounts for about 16% of all lands in the town. The town has multi-farm classified operations, dairy, beef, bison, and cash cropping, although farming, other than dairy, is the primary agricultural activity. The majority of crops are corn, oats, soybeans, and hay. Soil wetness is a major limiting factor, although some areas have been improved for cropland production through the use of surface drains. The majority of the farmland is located in the western one-half of the town. Statistical and air photo analysis indicate that there has been no significant loss of farmland in the town, unlike other parts of Portage County where substantial farmland acreages have been converted to other uses.

E. Government/Institutional

These lands (31 acres, 0.1%) include such things as: Town owned lands, existing municipal owned structures, cemeteries, boat landing, and an abandoned landfill.

Existing Land Use



Existing Land Use

- Agriculture
- Commercial
- Industrial
- Governmental/Institutional
- Residential
- Road Right-of-Way
- Undeveloped/Vacant

Note: The Residential Land Use Category Assumes a 2 Acre Lot Size.

N W E S

0 0.25 0.5 1 Miles

Source: Portage County Planning & Zoning (2019)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan

Portage County
Planning & Zoning
1462 Strongs Ave.
Stevens Point, WI 54481

F. Roads, Railroads, and Right-of-Way

Roads, Railroads, and Right of Way required to serve such facilities comprise 2.8% of land area. There are a total of 64.81 miles of state, county, and local roads, according to the town road plats provided by the Wisconsin Department of Transportation (DOT). Future road development is limited due to wetlands, floodplain and bedrock, except for subdivisions and the proposed County HH extension.

Canadian National Railroad runs through the northeast portion of the Town of Linwood.

G. Undeveloped / Vacant

Lands in this category include approximately 74% of Linwood's land area, and include privately owned wooded and non-wooded areas, fallow fields, as well as wetlands, hydric soils, and water bodies. The Bear Creek Marsh or wetlands contains the majority of lands within this category, as well as other non forested marsh or wetland areas. Please refer to Chapter 5, Agricultural, Natural, and Cultural Resources for more detailed mapping of wetlands, floodplain, and forested areas.

Section 8.3 Land Use Trend Analysis and Projected Land Use

A. Residential Land Use

Based on the number of new residential construction permits issued by the Portage County Planning and Zoning Department, the Town of Linwood has gained a total of 49 new residences from 2000 through 2008. The Town of Linwood is not currently zoned for duplex or multi-family development at this time.

The Town of Linwood consists of predominantly forest, wetlands, and agricultural land and therefore has a low development density. As forested and agricultural lands will most likely be converted for many of the new residential sites, the town recommends housing densities that have minimal impact on the town's environment, rural character and remaining agricultural operations. If residential land use projections are to be based on projected population increase (6 new households exclusive of subdivisions by 2040, with each household representing a new housing unit times 2 acres per housing unit, 12 acres will be needed to accommodate the new growth). There is sufficient land in the town to accommodate this projected growth; however, due to unforeseen events (e.g. demand, land prices, economy), the acreage could vary. Subdivision projections are difficult to predict.

B. Transportation (Right-of-Way)

An increase in residential use usually carries with it a corresponding increase for more roadways or at least, an increased volume on the existing infrastructure. New through roads will be minimal in Linwood due to wetlands and rock structure, but maintained as a goal to eliminate dead end roads.

C. Agricultural Land Use

Although lands designated as agriculture have shown a decline in equalized value (Table 8.3 page 107), the Plan Commission anticipates that agriculture will continue as a significant use in the next twenty years due to the changing desire of current farmers to continue farming, and the overall farm economy.

D. Commercial and Industrial Land Use

Future commercial and industrial activity in a rural area such as Linwood is difficult to anticipate. There is, however, a potential for future commercial development, along County HH and the change of County Road P to Highway 66 West. Home occupations, of small scale or incidental nature, are permitted. New commercial development for proposals should be handled on a case-by-case basis, using the policies in this plan as a guideline.

Industrial development includes those activities which involve manufacturing, mineral extraction, waste treatment, etc., and generally produce noise, dust, odors or other impacts on the surrounding area. New industrial development proposals should be considered on a case-by-case basis, using the policies in this plan as a guideline. There is potential development for Industrial or Commercial operations along Hwy 66 West or the Wisconsin River. Floodplain, bedrock, wetlands and other issues limits future potential of industrial developments.

The town sees no immediate large scale commercial and industrial activity coming into the area, due to the lack of municipal sewer and water.

E. Trends in Land Values

Table 8.3 below describes the change in the equalized values for the different property types, as compiled by the State of Wisconsin Department of Revenue.

Table 8.3: Equalized Property Values, Town of Linwood

Property Class	1990		2000		2010		2020	
	Value	% of Total	Value	% of Total	Value	% of Total	Value	% of Total
Residential	$17,150,000	*63%*	$40,643,900	*71%*	$71,265,400	*76%*	$101,884,300	*83%*
Commercial	$782,000	*3%*	$1,881,200	*3%*	$1,951,900	*2%*	$2,458,600	*2%*
Manufacturing	$16,000	*0%*	$16,000	*0%*	$204,700	*0%*	$211,700	*0%*
Agricultural	$3,998,000	*15%*	$1,871,100	*3%*	$695,900	*1%*	$664,500	*1%*
Undeveloped (1)	$317,000	*1%*	$785,000	*1%*	$1,751,900	*2%*	$2,153,600	*2%*
Ag Forest (2)	N/A	N/A	N/A	N/A	$2,058,900	*2%*	$2,326,600	*2%*
Productive Forest	$4,004,000	*15%*	$8,318,900	*15%*	$11,458,600	*12%*	$10,476,400	*8%*
Other	N/A	N/A	$2,539,100	*4%*	$3,337,200	*4%*	$2,804,000	*2%*
Personal Property	$923,000	*3%*	$1,000,000	*2%*	$860,900	*1%*	$481,600	*0%*
Total Value	$27,190,000	*100%*	$57,055,200	*100%*	$93,585,400	*100%*	$123,461,300	*100%*

Source: Wisconsin Department of Revenue, Equalized Values Interactive Data
(1) The Swamp and Waste property classification was renamed Undeveloped in 2004 (per 2003-04 Act 33)
(2) The Ag Forest property classification was created in 2004 (per 2003-04 Act 33)

The implementation of agricultural use value assessment in the mid 1990's redistributed valuations from the Agricultural category to the residential, forest, and other categories. The other category (created between 1990 and 2000) includes, "buildings and improvements; including any residence for the farm operator's spouse, children, parents, or grandparents; and the land necessary for the location and convenience of those building and improvements (WI Statues 70.32)." The critical factor defining "Other" property is its actual use supporting a farm enterprise. If an assessor obtains verifiable evidence that buildings on a farm are used for agricultural purposes, they qualify as "Other." *(*WI DOR 2020 *Agricultural Assessment Guide for Wisconsin Property Owners, December).*

F. Redevelopment Areas

The only potential site identified at this time for redevelopment is located at 1662 West River Drive West. This property, owned by the Town, is the site of an abandoned land fill. The Town of Linwood will study possible alternative uses for that land in the future.

Section 8.4 Land Use Conflicts

Conflicts between incompatible land uses due to conversion of agricultural and forested lands will most likely be minimal. However, the town should still oversee development proposals to help ensure that conflicts are minimized and consideration is given to existing landowners and infrastructure. The proposed County HH extension may create changes in land use and development.

The primary land use conflicts identified during our planning process were: a potential for dispute between non-farm residences and existing farm operations, and the potential impacts from non-metallic mineral operations on existing road infrastructure. Due to the important role agriculture plays in the community's economy and character, the primary recommendations for limiting conflict are to limit non-farm residential development near intensive agricultural operations, encourage the use of spatial or vegetative buffers, and provide information to residents regarding Wisconsin's Right to Farm law.

Section 8.5 Land Use Issues

- The development of home-based businesses that are compatible with surrounding uses.
- Cooperate with neighboring municipalities to preserve farmland.
- Encourage the use of density based development where appropriate.
- How can the Town of Linwood address residents complaints regarding the Wisconsin's Right to Farm Law.
- Recommend that residential development provide spatial or vegetative buffers in areas adjacent to existing agricultural operations.
- Will non-metallic mining impact water quality or wetlands in the Town of Linwood.

Section 8.6 Vision for Town of Linwood Land Use

Development is limited in our rural area in an effort to preserve rural character, natural resources and the high quality of our citizen's lives.

Key Vision Ideas for Land Use:

A. Development takes into consideration the protection of groundwater recharge areas, air quality, agricultural land, forested lands, wetlands, surface water, and fragile habitat/ecosystems.

B. Land Use policies are locally developed, and focus on the long-term. They are compatible across municipal boundaries, protect landowner rights, and promote appropriate planning in the town.

C. Uniform ordinances, regulations, and definitions exist in the town to protect rural character.

D. Communication tower development will be in accordance with a town ordinance.

Section 8.7 Land Use Goals, Objectives, and Policies

These goals and policies represent the generalized, long term position of the Town of Linwood regarding land use and development. As such, they are intended to reflect the values of town residents and landowners, as a whole. All other details in this Land Use Plan should, in general, conform with these goals and policies.

A. Goals:

1. While maintaining the rural character of the Town of Linwood, provide for orderly planned growth which makes efficient use of land and efficient use of public services and tax dollars.
2. Prepare, adopt and maintain a long-range Comprehensive Plan for the Town, which will serve as a guide for future land use and zoning decisions. Permit new development based on implementation of this plan, as well as other Town, County, and State plans and ordinances.
3. Preserve and protect natural resources in the Town.
4. Limit conflict between farm and non-farm and support and protect agriculture as an important economic activity and land use in the town.

B. Objectives:

1. Promote the viability of existing agricultural operations and local businesses.
2. Maintain the existing minimum lot size of two acres for residential development (not to preclude development on preexisting lots-of-record which are less than two acres in size) and one acre for residential development along the Wisconsin River.
3. Strongly encourage developers to create open spaces as part of development requests.
4. Consider multiple family development only where public sewer service is available.
5. Encourage the proper management of natural resources, including publicly owned lands.
6. Ensure that non-metallic mining operations have a minimal impact on Town infrastructure and surrounding uses.
7. Utilize Conservancy Zoning to protect important or fragile environmental areas including shore lands, wetlands and floodways, and recognize their value for flood control, wildlife habitat, protection of water quality and providing recreational opportunities.
8. Eliminate Conservancy Zoning on lands which are determined not to be of primary environmental importance, such as uplands, small isolated wetlands, and lands under agricultural uses operations.
9. Support limited development when considering its affect on existing agricultural operations.

C. Policies:

1. All land splits within the Town require Plan Commission recommendation and Town Board approval.

2. Discourage the location of new development in areas of the town which are shown to be unsafe or unsuitable for development, due to but not limited to the following soil limitations for on-site waste disposal, flood hazard, loss of good farmland, highway access problems, incompatibility with neighboring uses.

3. Limit access points for non-metallic mining operations to County Roads or roads built to handle heavy traffic.

Section 8.8 Future Land Use Recommendations

Future Land Use recommendations include both immediate and long range planning goals to be implemented. The long range Comprehensive Plan recommendations will be implemented over the course of the 20 year planning period as development proposals and land use changes are presented to the Town for consideration. The Town will have to consider periodically updating its land use or zoning map to reflect changing land uses and citizen requests.

The Future Land Use Map (page 112) represents long range land use recommendations for all lands in the Town. It is intended to be used by the town and county officials as well as the public, as a guide in reviewing lot splits and rezoning requests, and in comprehensively updating the Town of Linwood Zoning Map.

The Future Land Use Map is designed to group land uses which are compatible and to separate conflicting uses. Different map categories were developed to reflect the varied land use potentials and limitations throughout the town, and are intended to anticipate all possible land uses. The Undeveloped/Vacant Existing Land Use category has been distributed into the L-3 Limited Ag/Mixed Use and Natural Areas Future Land Use categories. Any use not clearly covered under one of the map categories should be considered on a case-by-case basis, utilizing the development policies in this document. It is acknowledged that the boundaries between recommended land uses will be subject to change over time, which may require updates to the Future Land Use Map.

Table 8.4: Future Land Use in the Town of Linwood, 2040

Future Land Use Category	Acres	Percentage
Residential	258	*1.2%*
Commercial	9	*0.0%*
Industrial	128	*0.6%*
L-3 Limited Agriculture/Mixed Use	10,070	*46.7%*
Governmental/Institutional	29	*0.1%*
Natural Areas - Protected	10,456	*48.5%*
Right-of-Way	600	*2.8%*
Total Acreage	**21,552**	***100.0%***

Source: Portage County Planning and Zoning Department

Section 8.9 Future Land Use Categories

Categorizing the land within the Town of Linwood into different future land use classes is a formidable task. In order to ensure accuracy and consistency throughout the mapping process, specific mapping criteria were developed.

A. Residential Mapping Criteria

As used here, the term "residential" is intended to identify existing concentrations of lots, which are distinguished by platting or nonagricultural zoning, where it is the original intent of the developer/residents to maintain a residential/neighborhood character and where nonresidential uses would be incompatible. Examples of areas to be mapped as residential include:

- Clusters of lots, strongly residential in character, that have developed under agricultural zoning. It is recommended that such areas be identified as residential in this plan, but considered for rezoning to an appropriate residential district, only where the majority of residents are in agreement as to the need for residential zoning restrictions.
- Pre-existing concentrations of lots that are smaller than two acres.

Land Use Categories: **Residential**: Equal to, or greater than 2 acres per residence. In select waterfront areas along the Wisconsin River, newly created parcels may be equal to, or greater than 1 acre in size to accommodate the R5 Waterfront Zoning District.

This category identifies areas recommended for existing and/or future single family residential development. Care should be taken to avoid other types of development in these areas which could conflict with residential use or adversely affect residential property values.

B. Commercial Uses Mapping Criteria

For most rural communities, it is difficult to determine an appropriate location for the growth of commercial activity. Most of the businesses that developed are home or farm-based, and do not have the option of relocating. Some communities have a clear vision of a commercial development area while others may not. Home occupations, of small scale or incidental nature, are permitted. Proposals for new commercial development should be considered only on a case-by-case basis, based on goals, objectives, and policies of the comprehensive plan. Approval for such uses may require a change to the land use map.

Land Use Categories: **Commercial**: Includes uses as allowed in Commercial Zoning districts.

C. Industrial Uses Mapping Criteria

Industrial development includes those activities which involve manufacturing, mineral extraction, waste treatment, etc., and generally produce noise, dust, odors or other impacts on the surrounding area. As with commercial development, some communities have a clear vision of a industrial development area while others may not. New industrial development proposals should be considered on a case-by-case basis, using the goals, objectives, and policies in this plan as a guideline.

Land Use Category: **Industrial**

D. Agricultural Mapping Criteria

This category includes lands recommended for the continuation of agricultural pursuits, the protection of productive agricultural lands, and the retention of the rural nature of the community.

Land Use Category:

Limited Agriculture/Mixed Use (L-3): The Limited Agriculture/Mixed Use category is intended to provide for the continuation of low intensity agricultural uses while providing for the careful siting of single family residences, and supporting other uses that maintain the rural characteristics of the area. It may serve as a buffer for more intensive agricultural uses in adjacent districts and prevent premature conversion of rural lands to urban and other non-agricultural uses. The category's use and development regulations are designed to implement the Town of Linwood's Comprehensive Plan goals by discouraging urban and suburban development in areas that are suited to agricultural uses and that are not well served by public facilities and services.

Also included in this category are small fields of cropland and lands expected to remain in green space for use in forestry, recreation, and low intensity residential use. Minimum lot sizes for lands in this category are recommended to be two acres or larger.

E. Natural Areas Mapping Criteria

This category includes lands recommended to remain in their natural state or non-intensive uses such as recreation, wildlife habitat, or forest management. It was applied to lands which are environmentally important or sensitive, including shore lands, wetlands, floodplains, substantial wildlife habitat and public resource areas.

Criteria for identification may include the following:

1. Lands within 35 feet of navigable waters.
2. Wetlands (as detailed in the *Wisconsin Wetland Inventory Map*, Wisconsin Department of Natural Resources. It should be noted that these boundaries are generalized and that field inspections may reveal pockets of developable soils within these otherwise undevelopable areas.

   Wetlands are areas that are covered by shallow water or are subject to intermittent flooding and slow drainage. Wetlands provide habitat for wildlife, reduce runoff and soil erosion, help maintain the water quality of nearby lakes and streams, and play an important role in the groundwater regimen. Certain wetlands can also be productive for farming with drainage improvements.
3. Floodway and Zone A floodplain mapped according to Federal Emergency Management Agency (FEMA).
4. Publicly owned lands used for recreation or wildlife/resource management.
5. Large tracts of unbroken native landscapes such as natural forests, grasslands, and wetlands.
6. Other natural features of the landscape deemed important by the local community.

Land Use Category:

Natural Areas Protected: (Criteria 1 through 6) Lands recommended to remain in their natural state or for non-intensive, non-developed uses such as passive recreation, wildlife habitat, ground and/or surface water protection and forest management. New development of these lands is not recommended due to the potential of destroying or degrading important or unique natural resources or due to the excessive measures necessary to overcome development barriers presented by the environmental conditions. Preexisting cropland and residences that lie within these areas are to be excluded from the Natural Areas - Protected future land use designation.

F. Governmental/Institutional Mapping Criteria

This category includes lands where public facilities exist or are to be located.

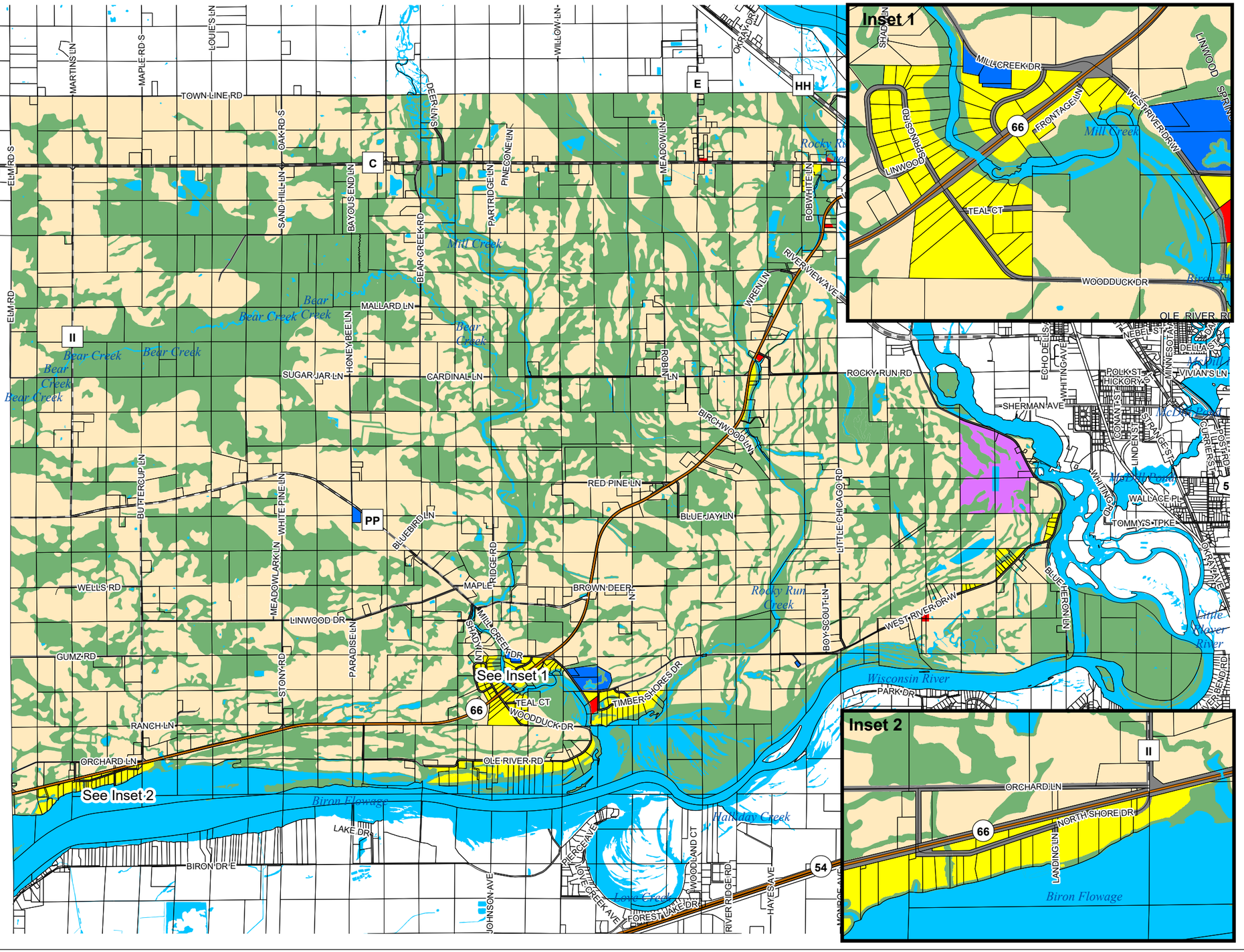
Land Use Category: **Governmental/Institutional**: Town of Linwood Town Hall, Rudolph Volunteer Fire Station #2, Burial Site, and (2) Cemeteries.

G. Resource Extraction Mapping Criteria

These areas are considered economically viable resources and are identified within specific boundaries to minimize or avoid conflict with other adjacent land uses. Resource extraction uses include clay, sand, gravel, and other aggregate extraction.

Land use Category: **Non-Metallic Mineral Extraction**: The only active non-metallic mining operations in the Town of Linwood is in the final stages of reclamation. Future non-metallic mining operations will be considered on a case-by-case- basis without consideration of previously approved operations.

Future Land Use



Future Land Use Update

- Residential
- Commercial
- L3 - Limited Ag / Mixed Use
- Industrial
- Governmental / Institutional
- Natural Areas Protected
- Road Right of Way

N W E S

0 0.25 0.5 1 Miles

Source: Portage County Planning & Zoning (2009)

Town Board Adopted: April 11, 2022

Town of Linwood Comprehensive Plan

Portage County
Planning & Zoning
1462 Strongs Ave.
Stevens Point, WI 54481

CHAPTER 9 IMPLEMENTATION ELEMENT

Section 9.1 Introduction

The Comprehensive Plan is intended to be used as the guide for future development decisions. Its real value, however, will be measured in the results it produces. To accomplish the goals, objectives and policies of the plan, specific implementation measures must be taken to ensure the Town of Linwood's actions meet the desires of its Comprehensive Plan.

Requirements of a local Comprehensive Plan include State Statutes: 66.1001. This is intended to be generally consistent with other development plans, policies, and ordinances that have been adopted by Portage County. Likewise, future county plans should recognize the land use recommendations herein set forth by the Town of Linwood.

Section 9.2 Comprehensive Plan Adoption Procedures

The Wisconsin State Statutes establish the manner in which a Comprehensive Plan must be adopted by a community:

66.1001(4) Procedures for adopting Comprehensive Plan. A local governmental unit shall comply with all of the following before its Comprehensive Plan may take effect:

(a) The governing body of a local unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a Comprehensive Plan and shall provide an opportunity for written comments on the Plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.

(b) The Plan Commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a Comprehensive Plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the Plan Commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. One copy of an adopted Comprehensive Plan, or of an amendment to such a Plan, shall be sent to all the following:

1. *Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.*
2. *The Clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended as described in par.(b)(intro).*
3. *The Department of Administration.*
4. *The Regional Planning Commission in which the local governmental unit is located.*
5. *The public library that serves the area in which the local governmental unit is located.*

(c) No Comprehensive Plan that is recommended for adoption or amendment under par (b) may take effect until the political subdivision enacts an ordinance or the Regional Planning Commission adopts a resolution that adopts the plan or amendment. The political subdivision may not enact an ordinance or the Regional Planning Commission may not adopt a resolution under this paragraph unless the Comprehensive Plan contains all of the elements specified in sub (2). An ordinance may be enacted or a resolution may be adopted under this paragraph only by a majority vote of the members-elect, as defined in s.59.001(2m), of the governing body. One copy of a comprehensive plan enacted or adopted under this paragraph shall be sent to all of the entities specified under par (b).

(d) No political subdivision may enact an ordinance or no regional planning commission may adopt a resolution under par.(c) unless the political subdivision or Regional Planning Commission holds at least one public hearing at which the proposed ordinance is discussed. That hearing must be preceded by a class I notice under ch. 985 that is published at least 30 days before the hearing is held. The political subdivision or Regional Planning Commission may also provide notice of the hearing by any other means it considers appropriate. The class 1 notice shall contain at least the following information:

1. *The date, time, place of the hearing.*
2. *A summary, which may include a map, of the proposed Comprehensive Plan or amendment to such plan.*
3. *The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.*
4. *Information relating to where and when the proposed Comprehensive Plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.*

(e) At least 30 days before the hearing described in par. (d) is held, a local governmental unit shall provide written notice to all of the following:

1. *An operator who has obtained, or made application for, a permit that is described under s.295.12(3)(d).*
2. *A person who has registered a marketable nonmetallic mineral deposit under s.295.20.*
3. *Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing described in par.(d).*

(f) A political subdivision shall maintain a list of persons who submit a written or electronic request to receive notice of any proposed ordinance, described under par.(c), that affects the allowable use of the property owned by the person. Annually, the political subdivision shall inform residents of the political subdivision that they may add their names to the list. The political subdivision may satisfy this requirement to provide such information by any of the following means: publishing a 1st class notice under ch. 985; publishing on the political subdivision's Internet site; 1st class mail; or including the information in a mailing that is sent to all property owners. At least 30 days before the hearing described in par. (d) is held a political subdivision shall provide written notice, including a copy or summary of the proposed ordinance, to all such persons whose property, the allowable

use of which, may be affected by the proposed ordinance. The notice shall be by mail or in any reasonable form that is agreed to by the person and the political subdivision, including electronic mail, voice mail, or text message. The political subdivision may charge each person on the list who receives a notice by 1st class mail a fee that does not exceed the approximate cost of providing the notice to the person.

As previously stated in this plan, the Town of Linwood Comprehensive Planning update process began in March 2019.

The Linwood Plan Commission met monthly to conduct a chapter by chapter review and update of their Comprehensive Plan. Each meeting was open to the public and officially noticed, being posted in three public places and posted on the Town of Linwood website. The Plan Commission recommended the Plan to the Town Board for consideration on January 3, 2022, with copies of the recommended draft made available for inspection at the Town Hall. A public hearing was held before the Town Board and Plan Commission on February 10, 2022, and the Town of Linwood 2022 Comprehensive Plan was officially adopted by majority vote at the April 11, 2022 Town Board meeting.

Section 9.3 Comprehensive Plan Implementation

Wisconsin State Statute 66.1001(3) establishes the ordinances that must be based on the adopted consistent with the comprehensive plan to include:

(3) Actions, procedures that must be consistent with Comprehensive Plans. Beginning on January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with that local governmental unit's Comprehensive Plan: Official mapping ordinances enacted or amended under s.62.23(6); Local subdivision ordinances enacted or amended under s.236.45 or 236.46; County zoning ordinances enacted or amended under s. 59.69; City or Village zoning ordinances enacted or amended under s.62.23(7); Town Zoning ordinances enacted or amended under s.60.61 or 60.62; Shorelands or wetlands in shorelands zoning ordinances enacted or amended under s.59.692, 61.351, 61.353, 62.231, or 62.233.

The Town of Linwood has been under Portage County Zoning since 1969 and Portage County administers the Zoning Ordinance for the Town. The Town is also subject to the County's Shoreland and Floodplain Zoning, Subdivision, Private Sewage System, Well Abandonment, Wireless Telecommunication Facility, and Nonmetallic Mining Reclamation Ordinances.

The Town shall undertake a review of the regulatory tools for compatibility and consistency with the various goals, objectives and policies of the adopted Comprehensive Plan, and identify any sections of the documents that may need updating. The Town may in the future be studying possible ordinances.

To ensure that this Plan will accomplish its intended goals, more steps will need to be taken beyond simply adopting this document. In general, the plans effectiveness depends upon the commitment of Town and County officials, as well as local residents, to follow through with the policies, recommendations and action plan contained herein. Town of Linwood will be working with Portage County and surrounding municipalities.

Action Plan:

Specific actions needed to preserve the Town's rural atmosphere, guide growth and otherwise successfully implement this Plan include:

1. Review and update the Town of Linwood zoning map to coincide with this Plan update in order to reflect future land use map recommendations. Then review the Town of Linwood zoning map annually and update as needed.

2. Review Comprehensive Plan, Goals, Objectives, and Policies at the Annual Town Meeting.

3. Review Zoning Changes on a case-by-case basis.

4. Review the Town of Linwood ordinances annually and update as needed.

5. Identify primary heavy traffic corridors and consider the designation of truck routes.

6. Explore opportunities for developing a Town park.

7. Consider a newsletter to inform residents of issues of interest in the Town.

8. Continue to meet regularly with other units of government.

Section 9.4 Relationship to Zoning

While this Plan is intended to serve as a guide in updating the Town zoning map, it is advisory in that it does not have the authority of a zoning ordinance. However, the State's Comprehensive Planning law requires that *beginning on January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with that local governmental unit's Comprehensive Plan.* One of those actions is zoning, therefore, the Town's zoning map will have to be consistent with the recommendations found in this Comprehensive Plan.

The Portage County Board has authority regarding amendments to the Town zoning map, since the Town of Linwood is under County zoning jurisdiction. It is the County Board's established practice to seek the input of the Town Board, Town Plan Commission, interested Residents/landowners, and the Planning and Zoning Department when formulating decisions. However, under State law, the Linwood Town Board is granted the power to veto any zoning change made within the Town by the County Board.

The Town of Linwood will rely on the Portage County Zoning Ordinance as the primary tool for implementing their Comprehensive Plan. Both the Comprehensive Plan and the Zoning Ordinance use districts to separate incompatible uses and specify appropriate development densities. Each land use district identified by this Plan describes the community's expectations of what future development should consist of within specific areas. To implement those expectations, the Town must assign zoning districts that match the intent of their land use districts.

Table 9.1 is provided to show appropriate zoning/land use district relationships.

Table 9.1: Zoning / Land Use Plan Compatibility

COMPREHENSIVE PLAN MAP CATEGORIES / PORTAGE COUNTY ZONING DISTRICTS	Natural Area - Protected	Limited Agriculture / Mixed Use L-3[1]	Residential	Commercial	Industrial	Institutional	Non Metallic Mineral Extraction
CON - Conservancy	X						
A1 - Exclusive Agricultural		X				X	
A2 - Agricultural Transition		X				X	X
A4 -General Agricultural		X				X	X
A20 -Primary Agriculture		X				X	X
R1 - Rural and Urban Fringe Residence			X			X	
R5 - Waterfront Residence			X			X	
C1 - Neighborhood Commercial				X			
C3 - Commercial District				X			
C4 - Highway Commercial District				X			
IND - Industrial District					X		

1. All non-metallic extractions greater than 1 acre are regulated by special exception.
2. All industrial uses are regulated by special exception.
3. Use of the R5 Waterfront Residence zoning district is limited to suitable sites along the Wisconsin River.

Section 9.5 Integration, Amendment, and Update of Comprehensive Plan Elements

A. Integration

The goals, objectives and policies contained within the nine elements (chapters) of this Comprehensive Plan, along with the accompanying inventory and analysis, have been thoroughly reviewed and approved by the Linwood Plan Commission and Town Board. Throughout the drafting and review process, great care was taken to include all issues and concerns from the Board and Commission members, as well as from the community at large. Special attention was then given to making sure that the policies required to address the individual issues or concerns did not conflict, either with each other within the chapter, or between the different chapters. The future revision of any Comprehensive Plan goal, objective, or policy shall receive the same level of deliberation and analysis as the original Plan; special attention shall be given so that the new adopted language does not create conflicts within or between chapters.

B. Plan Amendment and Update

As cited at the beginning of this chapter, State Statutes section 66.1001(2)(i), states that the Comprehensive Plan shall be updated no less than once every 10 years. To comply with this requirement, the Town of Linwood will need to undertake a complete update of this document and appendices by the year 2030. This plan should also be revised as needed, in order to maintain its usefulness as an up-to-date working tool. The Town may commence the update at any time prior to 2030 as Town conditions or needs change. The Town of Linwood may also wish to consider adding new sections to this document to address needs in specific areas such as transportation, recreation, economic development, etc.

In all instances, the Town Plan Commission is to review the plan and make recommendations at a Town Board Meeting. The key is the review by the Town Plan Commission in cooperation with the Town Board to review any new or existing issues that are presented.

Smaller-scale amendments to portions of the Comprehensive Plan may also be considered by the Town Board at any time. The public shall be notified of any proposed changes and allowed the opportunity to review and comment. The Town should consider resident's opinions in evaluating a proposed change. The procedure for amendment and update will be the same as original Plan adoption outlined in Section 9.2.

1. Amendment Initiation

The following may submit a request for a Comprehensive Plan amendment:

- Linwood Town Board
- Linwood Town Plan Commission
- Any Town resident*
- Any person having title to land within the Town
- Any person having a contractual interest in land to be affected by a proposed amendment
- Any agent for the above

Any Linwood resident may request the Town Plan Commission review future land use for a parcel of land (not owned by the resident making the request); and determine if it is in the Town's best interest to move forward with the request or deny it.

The entity that proposes an amendment to the Future Land Use Plan Map shall have the burden of proof to show that the proposed amendment is in the public interest and internally consistent with the remainder of the Plan.

2. Review Procedure

a. A copy of the request for amendment shall be given to the Town Clerk, then a copy shall be forwarded by the Town Clerk to each member of the Plan Commission.

b. The Plan Commission shall review the request at one of its regular or special meetings for compliance with the Comprehensive Plan. Upon conclusion of their review, Plan Commission shall make a written recommendation to the Town Board for either approval or denial. This recommendation shall include finding of fact to justify the recommendation.

c. The Town Board shall hold a public hearing on the request, per State Statute requirements. After reviewing the request, Plan Commission recommendation, and comments from the public hearing, the Town Board shall make a decision to the proposed amendment with revision(s) that it deems appropriate. Such revisions to the proposed amendment shall be limited in scope to those matters considered in the public hearing.

d. Update History of Adoption and Amendment. The Plan Commission shall establish a table entitled "History of Adoption and Amendment" for the purpose of keeping records on Plan amendments.

3. Request Requirements

a. A request submitted by a resident/landowner/agent to amend the Future Land Use Map shall include the following:

- A scaled drawing of the subject property
- A legal description of each of the parcels in the subject property
- A map of existing land uses occurring on and around the subject property
- A written description of the proposed change
- A written statement outlining the reason(s) for the amendment
- Other supporting information that the Town may request and deem appropriate

b. Other Amendments: For all other types of amendments, the request shall include the following:

- A written description of the proposed change
- A written statement outlining the reason(s) for the amendment
- Other supporting information that the Town may request and deem appropriate

4. Special Considerations for Plan Amendments

a. Internal Consistency: Amendments shall be made to preserve the internal consistency of the entire Comprehensive Plan.

b. Granting special privileges or placing limitations is not permitted. No amendment to change the Future Land Use Map shall contain special privileges or rights or any conditions, limitations, or requirements not applicable to all other lands in the district.

c. The amendment shall not create an adverse impact on adjacent land and/or land uses.

d. The amendment shall not create an adverse impact on public facilities and services.

Section 9.6 Monitoring/Formal Review of the Plan

To assure that this Comprehensive Plan will continue to provide useful guidance regarding development within the Town, the Linwood Plan Commission must periodically review and amend the Plan to ensure that it remains relevant and reflects current Town values and priorities.

In order to achieve this, the Town Plan Commission Chair shall request, at least once every year, to place the performance of the Comprehensive Plan on the agenda of a regular or special Plan Commission meeting for discussion and recommendation to the Town Board. Discussion should include a review of the number and type of amendments approved throughout the previous year, as well as those that were denied. This information serves to gauge the adequacy of existing policies: multiple changes indicate policy areas in need of re-assessment. Other topics would include changes to either the development market or resident's attitudes and values toward different aspects of Town life. As a result of this discussion, the Plan Commission would recommend either no change to the Plan, or one or more specific changes that should be addressed. At this point the process detailed in Sections 9.2 and 9.5 above would commence.

RESOLUTION
PROTECTING EXISTING ACTIVITIES/LIFESTYLES
In The Town of Linwood

Whereas, the Town of Linwood is experiencing continued residential Growth and sub-dividing; and

Whereas, many of the existing residents/landowners have established legal businesses, agricultural practices, recreational activities and lifestyles; and

Whereas, some of those businesses, agricultural practices, recreational Activities, and lifestyles may not be appreciated or understood by some people moving in from outside of the community.

Therefore, be it resolved that:

1. The official town position is to support the continuance of these established legal businesses, agricultural practices, recreational activities and lifestyles should any complaints arise.

2. The town will limit its participation in attempts to control or otherwise limit the existing activities or lifestyles that are not prohibited by existing town or county ordinances or laws. The town does reserve the right however, to propose and discuss new ordinances in certain situations.

3. It is the town's position that if people want to move into our community they shall accept the current activities and lifestyles and not try to change the community to fit their tastes or lifestyles.

Presented April 11th, 2006 (Town Annual Meeting) Adopted 13 Yes 1 No

May 15th, 2006 Resolution was reviewed by the Town Board & Town Plan Commission.

Town Board Action: June 5th, 2006 Adopted X Yes ____ No

Carl D. Karcheski
Chairman, Carl Karcheski

Bernice M. Woitczak
Supervisor, Bernice Woitczak

Richard Barden
Supervisor, Richard Barden

Denise Hulce
Clerk, Denise Hulce

RESOLUTION NO. 02.2022

A RESOLUTION RECOMMENDING AMENDMENT OF THE TOWN OF LINWOOD 2009 COMPREHENSIVE PLAN

WHEREAS, Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes set out the requirements for long-range Comprehensive planning for towns, villages, and cities across the State: and

WHEREAS, Section 62.23(2) and (3) of the Wisconsin Statutes authorizes the Plan Commission to prepare, amend and recommend a Comprehensive Plan for the Town of Linwood; and

WHEREAS, the Town of Linwood Plan Commission completed a comprehensive update to the Town of Linwood 2009 Comprehensive Plan which includes updates to demographic and socioeconomic information using the Decennial Census and the American Community Survey; updates to information related to transportation, utilities and community facilities, agricultural and natural resources, economic development, intergovernmental cooperation, land use, and implementation; and amendments to the Future Land Use Map of the Comprehensive Plan, as well as the Town Zoning Map; and

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission of the Town of Linwood, Portage County, Wisconsin, by a majority vote hereby recommends amendment of the document titled "Town of Linwood 2009 Comprehensive Plan" to the Linwood Town Board for final adoption by ordinance.

Adopted this 28th day of February, 2022

Jason Glisczynski, Plan Commission Chairperson

Leonard Jazdzewski, Plan Commission Member

Elaine Jazdzewski, Plan Commission Member

Carl Barden, Plan Commission Member

Garth Frost Jr., Plan Commission Member

Attest: _____
Denise Hulce, Town Clerk

RESOLUTION NO. 01.2022

A RESOLUTION RECOMMENDING AMENDMENT OF THE TOWN OF LINWOOD 2009 COMPREHENSIVE PLAN

WHEREAS, Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes set out the requirements for long-range Comprehensive planning for towns, villages, and cities across the State: and

WHEREAS, Section 62.23(2) and (3) of the Wisconsin Statutes authorizes the Plan Commission to prepare, amend and recommend a Comprehensive Plan for the Town of Linwood; and

WHEREAS, the Town of Linwood Plan Commission completed a comprehensive update to the Town of Linwood 2009 Comprehensive Plan which includes updates to demographic and socioeconomic information using the Decennial Census and the American Community Survey; updates to information related to transportation, utilities and community facilities, agricultural and natural resources, economic development, intergovernmental cooperation, land use, and implementation; and amendments to the Future Land Use Map of the Comprehensive Plan, as well as the Town Zoning Map; and

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission of the Town of Linwood, Portage County, Wisconsin, by a majority vote hereby recommends amendment of the document titled "Town of Linwood 2009 Comprehensive Plan" to the Linwood Town Board for final adoption by ordinance.

Adopted this 3rd day of January, 2022.

_____ y
Jason Glisczynski, Plan Commission Chairperson

_____ y
Leonard Jazdzewski, Plan Commission Member

_____ y
Elaine Jazdzewski, Plan Commission Member

_____ y
Carl Barden, Plan Commission Member

_____ y
Garth Frost Jr., Plan Commission Member

Attest: _____
Denise Hulce, Town Clerk

ORDINANCE 4-2022

AN ORDINANCE ADOPTING AMENDEMENTS TO THE
TOWN OF LINWOOD 2009 COMPREHENSIVE PLAN

The Town Board of the Town of Linwood Ordains as Follows:

Section 1
Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes the Town of Linwood is authorized to prepare and amend a Comprehensive Plan for the Town of Linwood as defined in Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes, and has been working to update the Town of Linwood 2009 Comprehensive Plan.

Section 2
The Plan Commission of the Town of Linwood, by majority vote of the entire Commission, has adopted a resolution recommending the Town Board adopt amendments to the 2009 Comprehensive Plan.

Section 3
The Town of Linwood Town Board held a public hearing on the proposed amendments to the 2009 Comprehensive Plan on February 10, 2022, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

Section 4
The Town Board of the Town of Linwood, Portage County, Wisconsin, does by enactment of this Ordinance; adopt the amendments to the document formerly titled "Town of Linwood 2009 Comprehensive Plan" pursuant to Section 66.1001(4)(c) of Wisconsin Statutes.

Section 5
This Ordinance shall take effect upon passage by a majority vote of the Town Board and publication as required by law.

Adopted this 11th day of April, 2022.

Town Board Chairperson, Howard Krieski

Supervisor, Cheryl Szymanski

Supervisor, Vacant

Attest:

Town Clerk, Denise Hulce