

Table of Contents

1. ISSUES AND OPPORTUNITIES CHAPTER

INTRODUCTION	1-1
POPULATION.....	1-1
Historic Population.....	1-1
Factors Influencing Population Change	1-2
Population Forecasts for the Village of Solon Springs	1-3
Population Forecasts for Douglas County.....	1-4
AGE AND SEX STRUCTURE.....	1-5
Children (Under age 18).....	1-6
Young Population (Ages 18-24)	1-6
Working-Age Population (Ages 24-54).....	1-6
Retirement-Age Population (Ages 65 and over)	1-7
RACE AND ORIGIN	1-8
HOUSEHOLDS.....	1-9
Household Characteristics.....	1-9

2. HOUSING CHAPTER

INTRODUCTION	2-1
HOUSING PROFILE.....	2-2
Number of Housing Units in the Village of Solon Springs	2-2
Housing Units in Douglas County	2-2
Occupancy Characteristics (Tenure).....	2-4
Rental Housing	2-5
Subsidized Housing and Assisted Living	2-5
HOUSING SUPPLY.....	2-6
Housing Types	2-6
Age of Housing Stock	2-6
Structural Characteristics	2-7
Heating Fuel.....	2-8
Plumbing Facilities.....	2-8
Housing Costs.....	2-9
Housing Affordability	2-10
Housing Value.....	2-11
Property Taxes	2-12
HOUSING DEMAND.....	2-13
PROJECTED HOUSING DEMAND.....	2-14
Year-round Housing Units	2-14
Seasonal Housing Units.....	2-15
HOUSING PROGRAMS.....	2-16
Superior Housing Authority.....	2-16
Catholic Charities, Inc.	2-16
WHEDA (Wisconsin Housing and Economic Development Authority)	2-16
USDA-Rural Development	2-16

CDBG (Community Development Block Grant) Housing Rehabilitation.....	2-16
Northwest Affordable Housing Inc.	2-17
HCRI (Housing Cost Reconstruction Initiative)	2-17
Indianhead Community Action Agency.....	2-17

3. TRANSPORTATION CHAPTER

INTRODUCTION	3-1
TRANSPORTATION PROFILE	3-1
Roadways	3-1
Air Travel.....	3-3
Commercial Trucking	3-3
Rail Transport.....	3-4
Ports/Harbors	3-4
Pedestrian & Bicycle Transportation.....	3-4
Trails.....	3-4
Other Transportation Services	3-4
Existing County, State, Regional Transportation Plans	3-5

4. UTILITIES & COMMUNITY FACILITIES CHAPTER

INTRODUCTION	4-1
UTILITIES AND COMMUNITY FACILITIES PROFILE.....	4-1
Sanitary Sewer Services	4-1
Upper St. Croix Lake Sanitary District	4-1
Storm Water Management	4-2
Water Supply.....	4-2
Solid Waste Disposal.....	4-2
Recycling Facilities	4-2
Natural Gas Service.....	4-3
Telecommunications Services	4-3
Wireless phone service.....	4-3
Electric Power Supply	4-3
Government Facilities	4-4
Schools.....	4-4
Health Care Facilities.....	4-4
Child Care Facilities.....	4-4
Emergency Services	4-5
Ambulance Service	4-5
E-911 System	4-6
Hazardous Materials Incident Response	4-6
Public Libraries	4-6
Places of Worship.....	4-6
Cemeteries	4-7
Parks & Recreation Facilities.....	4-7
Lucius Woods County Park.....	4-7
Park Creek Pond	4-7
Skate Park & Basketball Court.....	4-7
Solon Springs Ball Park.....	4-7
North Country Trail.....	4-7

Public Boat Landings	4-8
UTILITIES AND COMMUNITY FACILITIES ASSESSMENT	4-9

5. NATURAL, AGRICULTURAL & CULTURAL RESOURCES CHAPTER

INTRODUCTION	5-1
RESOURCE INVENTORY	5-2
Groundwater	5-2
Groundwater Contamination Susceptibility	5-2
Depth to Groundwater	5-2
Soils	5-3
Soil Limitations for Dwellings with and without basements	5-4
Soil Limitations for Septic Tank Absorption Fields	5-4
Soil Limitations Local Roads and Streets	5-4
Vegetation	5-5
Topography	5-7
Slope	5-7
Sensitive Resources	5-7
Watersheds	5-8
Surface Water Resources	5-8
Floodplains	5-9
Floodplain Requirements	5-9
Wetlands	5-10
Wetland Requirements	5-11
Wildlife Habitat	5-11
Metallic and Nonmetallic Mineral Resources	5-12
Metallic Mining	5-12
Non-metallic Mining	5-13
Visual Resources	5-13
NATURAL RESOURCE PROGRAMS	5-14
Runoff Management Grants	5-14
WDNR Stewardship Grants	5-14
Lake Planning Grants	5-15
Small Scale Lake Planning Grant	5-15
Self-help Trend Monitoring Grant	5-15
Large Scale Lake Planning Grants	5-15
Lake Protection Grants	5-15
Wisconsin Forest Landowner Grant Program (WFLGP)	5-16
Conservation Reserve Program (CRP)	5-16
Managed Forest Law (MFL)	5-16
Wildlife Habitat Incentives Program (WHIP)	5-17
AGRICULTURAL RESOURCES	5-18
Existing Agriculture	5-18
Prime Farmland	5-18
Farmland Preservation	5-18
Douglas County Farmland Preservation Plan	5-18
Zoning	5-18
FARMLAND AND NATURAL RESOURCE PROTECTION TOOLS	5-19
Conventional Zoning	5-19
Exclusive Agricultural Zoning (EAZ)	5-19

Open Space Zoning	5-19
Performance Zoning.....	5-20
Transfer of Development Rights	5-20
Conservation Design Subdivisions.....	5-20
Best Management Practices (BMP's)	5-21
Shoreland BMP's.....	5-22
Construction BMP's	5-22
Forestry BMP's	5-23
Wisconsin Farmland Protection Program (FRPP).....	5-24
HISTORIC AND CULTURAL RESOURCES	5-25
Wisconsin Architecture and Heritage Inventory	5-25
The National and State Register of Historic Places	5-26
Resources for Historic Preservation	5-26
The Wisconsin State Historical Society.....	5-26
Wisconsin Historical Society History Center and Archives (HCA)	5-26
Douglas County Historical Society	5-26
Historical and Cultural Resource Programs.....	5-27
Wisconsin Historic Preservation Fund Subgrants (Tax Credits).....	5-27
Wisconsin Humanities Council Historic Preservation Grants	5-27
National Trust for Historic Preservation/Jeffris Preservation Services Fund (PFS)	5-27

6. ECONOMIC DEVELOPMENT CHAPTER

INTRODUCTION	6-1
ECONOMIC CHARACTERISTICS.....	6-1
Labor force	6-1
Employment	6-3
Major Employers in Douglas County.....	6-4
Place of Work.....	6-4
Businesses in the Village of Solon Springs.....	6-6
Home-Based Employment.....	6-7
Travel Time to Work.....	6-8
Transportation Infrastructure to Support Economic Development	6-8
INCOME.....	6-10
Household and Family Income	6-11
EDUCATIONAL ATTAINMENT	6-11
ECONOMIC DEVELOPMENT PLAN	6-12
Businesses and Industry Desired by the Village of Solon Springs	6-12
Strengths and Weaknesses in Attracting and Retaining Business and Industry	6-12
Redevelopment and “Smart Growth” Areas	6-13
Brownfields and Contaminated Sites.....	6-13
Leaking Underground Storage Tanks (LUST's)	6-14
ECONOMIC DEVELOPMENT PROGRAMS	6-18
Wisconsin Department of Transportation.....	6-19

7. INTERGOVERNMENTAL COOPERATION CHAPTER

INTRODUCTION	7-1
Relationship to Adjacent and Overlapping Jurisdictions.....	7-1
Relationship to the Town of Solon Springs	7-1

Relationship to Douglas County	7-2
Relationship to the Solon Springs School District	7-2
Relationship to the Northwest Regional Planning Commission.....	7-2
Relationship to the Wisconsin Department of Natural Resources	7-3
Relationship to the Wisconsin Department of Transportation	7-3
Relationship to Other State Agencies	7-3
INVENTORY OF EXISTING PLANS AND AGREEMENTS	7-3
Existing Plans	7-3
Existing Agreements	7-4
Potential Intergovernmental Agreements	7-5
Existing & Potential Conflicts	7-6
Land Use Conflicts.....	7-6
Other Conflicts.....	7-6

8. LAND USE CHAPTER

INTRODUCTION	8-1
LAND USE PROFILE	8-1
Historic Development Pattern	8-1
Current Development Pattern.....	8-1
Single-Family Residential	8-1
Transportation	8-2
Open Space.....	8-2
Government & Institutional.....	8-2
Commercial.....	8-2
Utilities	8-3
Forest	8-3
Park and Recreational Lands	8-3
Industrial	8-3
Religious Institutions/Cemeteries.....	8-3
Multi-Family Residential.....	8-3
Mobile Home Park	8-4
Vacant	8-4
LAND SUPPLY	8-5
Development Constraints	8-5
Environmental Factors	8-5
Existing Development	8-6
Public Utility Access	8-6
Undeveloped Land	8-6
Land prices.....	8-7
Land Use Conflicts.....	8-7
LAND DEMAND	8-9
Land Demand Forecasts	8-9
Forecast Assumptions	8-10
DEVELOPMENT STANDARDS.....	8-11
Zoning Ordinance	8-11
Floodplain Zoning	8-13
Shoreland-Wetland Zoning	8-13
Building Code	8-13
Douglas County Zoning.....	8-14

Douglas County Floodplain Zoning Ordinance	8-14
Contaminated Sites & Redevelopment Opportunities	8-15
Smart Growth Areas	8-16
Extraterritorial Planning, Zoning & Platting	8-17
Annexation	8-17
FUTURE LAND USE	8-18
Future Land Use Categories	8-18
Residential	8-18
Commercial/Industrial	8-18
Protected	8-18
Recreational	8-19
Smart Growth Property	8-19

9. IMPLEMENTATION CHAPTER

INTRODUCTION	9-1
Actions that must be Consistent with the Comprehensive Plan	9-1
Plan Adoption and Amendment Requirements	9-1
Public Plan Review and Adoption of the Village of Solon Springs Comprehensive Plan	9-3
Future Amendments or Plan Updates	9-3
Rationale for Plan Revisions or Updates	9-5
INTERPRETING THE COMPREHENSIVE PLAN	9-6
Role of the Planning Commission	9-6
IMPLEMENTATION ACTIVITIES	9-8
Actions and procedures that must be consistent with comprehensive plans	9-8
Plan Implementation Zoning Amendments	9-8
Consistency with Plans of Adjoining Jurisdictions and Douglas County	9-8
Consistency between Plan Elements	9-9
Ensuring Consistency in the Future	9-9
LAND USE PLANNING TOOLS	9-10
Regulatory Tools	9-10
Zoning	9-10
Extraterritorial Zoning and Plat Review	9-11
Official Mapping	9-12
Sign Regulations	9-12
Erosion and Stormwater Control Ordinances	9-13
Historic Preservation Ordinances	9-13
Building Codes	9-13
Design Review Regulations	9-14
Sanitary System Regulations	9-14
Subdivision Regulations	9-14
Subdivision Design	9-15
Lighting Controls	9-16
Non-Regulatory Approaches	9-16
Conservation Easements	9-16
Purchase of Development Rights (PDR)	9-16
Transfer of Development Rights	9-16
Acquisition	9-17
Best Management Practices	9-17
Fiscal Tools	9-18

Capital Improvements Program.....	9-18
Impact Fees.....	9-18
Tax Incremental Finance.....	9-18
Special Assessments.....	9-19
Intergovernmental Cooperation Tools.....	9-19
GOALS, OBJECTIVES, POLICIES AND ACTIONS	9-20
Transportation Objectives, Policies and Actions.....	9-21
Housing Goal.....	9-22
Housing Objectives, Policies and Actions	9-22
Economic Development Goal.....	9-23
Economic Development Objectives, Policies and Actions	9-23
Agricultural, Cultural and Natural Resources Goal.....	9-24
Agricultural, Cultural and Natural Resources Objectives, Policies and Actions	9-24
Utilities and Community Facilities Goal	9-25
Utilities and Community Facilities Objectives, Policies and Actions	9-25
Intergovernmental Cooperation Goal	9-27
Intergovernmental Cooperation Objectives, Policies and Actions.....	9-27
Land Use Goal.....	9-28
Land Use Objectives, Policies and Actions.....	9-28
Implementation Objectives, Policies and Actions.....	9-29

INDEX OF FIGURES

Figure 1.1: Historic Population (1950-2000), Village of Solon Springs	1-1
Figure 1.2: Population Projections 2000-2030, Village of Solon Springs	1-3
Figure 1.3: Sex by Age, 2000	1-5
Figure 1.4: Household Projections, 2000-2030.....	1-10
Figure 2.1: Housing Units.....	2-2
Figure 2.2: Housing Tenure, 2000.....	2-4
Figure 2.3: Occupancy Characteristics 1980-2000.....	2-5
Figure 2.4: Housing Types	2-6
Figure 2.5: Year Built, Housing Units in the Village of Solon Springs.....	2-7
Figure 2.6: Number of Rooms, Housing Units in the Village of Solon Springs.....	2-7
Figure 2.7: Heating Fuel, Housing Units in the Village of Solon Springs	2-8
Figure 2.8: Home Values in 2000, Village of Solon Springs.....	2-11
Figure 2.9: Housing Unit Projections, Year-round Housing Units	2-14
Figure 2.10: Housing Unit Projections, Seasonal Housing Units	2-15
Figure 6.1: Travel Time to Work	6-8
Figure 6.2: Educational Attainment	6-12
Figure 6.3: ERP and LUST Sites in the Village of Solon Springs	6-16

INDEX OF TABLES

Table 1.1: Historic Population (1950-2000), Douglas County.....	1-2
Table 1.2: Population Projections 2000-2030, Douglas County	1-4
Table 1.3: Population Change by Age Class, 1990-2000	1-6
Table 1.4: Race Characteristics, Village of Solon Springs.....	1-8
Table 1.5 : Origin Characteristics, Village of Solon Springs.....	1-8

Table 1.6: Household Characteristics, Village of Solon Springs	1-9
Table 1.7: Average Household Size 1980-2030, Douglas County	1-11
Table 2.1: Housing Units by Minor Civil Division	2-3
Table 2.2: Housing Costs, Douglas County.....	2-9
Table 2.3: Selected Monthly Owner Costs as a Percentage of Household Income	2-10
Table 2.4: Estimated Housing Affordability Based on Percent Median Household Income	2-11
Table 2.5: 2006 Property Tax Rates and Estimated Tax Burden for Median Value Homes.....	2-12
Table 2.6: Permit History, Year Round Housing Units	2-13
Table 2.7: Permit History, Seasonal Housing Units.....	2-13
Table 4.1: 1997-2008 Enrollment, Solon Springs School	4-4
Table 4.2: Licensed Child Care Facilities, Village of Solon Springs	5-5
Table 5.1: Land Cover, Village of Solon Springs and Extraterritorial Area	5-5
Table 5.2: Wetlands, Village of Solon Springs.....	5-11
Table 5.3: Wisconsin Architecture and Heritage Inventory, Village of Solon Springs	5-25
Table 6.1: Douglas County Labor Force Characteristics, 2002-2006	6-1
Table 6.2: Employment by Industry, 2000.....	6-3
Table 6.3: Ranked Top 20 Employers in Douglas County (Public and Private)	6-4
Table 6.4: Worker Commuter Patterns, 2000.....	6-5
Table 6.5: Income Statistics, 2000	6-10
Table 6.6: 2000 Household and Family Income, Village of Solon Springs	6-11
Table 7.1: Existing Plan Review, Village of Solon Springs	7-4
Table 7.2: Distinguishing between Intergovernmental Agreement Types	7-5
Table 8.1: Tax Assessment History, 1989-2007	8-1
Table 8.2: Village of Solon Springs, 2008 Land Use Profile	8-4
Table 8.3: Village of Solon Springs, 2010-2030 Projected Land Demand	8-8
Table 8.4: Village of Solon Springs Zoning Districts	8-10
Table 8.5: Village of Solon Springs, Zoned Acres & Parcels (May 2008).....	8-12
Table 8.6: LUST and ERP Sites, Village of Solon Springs.....	8-14
Table 9.1: Recommended Plan Revision Schedule	9-5
Table 9.2: Creating a Planning Commission.....	9-7