# CONCERNS, GOALS AND POLICIES

## PREFACE

This section deals with identification of interests as well as concerns that the Community of Wabedo has identified in surveys, discussions with neighbors, and through area interviews as issues that they should address. For this portion of the Comprehensive Plan (The Plan), these ideas are identified, with an outcome or "goal" that is desirable and different ways (policies) to attain those goals. Policies and actions are identified as ways to try to achieve these different goals with possible timelines for each area are attached at the end of this section. While there are many more than the Planning Commission can achieve in the next years, they give choices and more thought for future work.

In the final analysis, it will be to the credit of the Wabedo Township Community if they can move from thinking individually for solutions and view a more comprehensive or "bigger picture" process and convey goals that can take the area beyond their present reality and provide bolder ideas for their community to achieve. For it is in the collective energy of a community and the area, that a more solid and stronger foundation is built.

## LAND USES

The following matters have been expressed in many forums. They are: housing, the types of housing, planned unit development problems and with these items come heavier growth around the lake areas that are of importance to the economics of the community. The type of community concerns for this Township in this twenty-first century that the Township has are the commercial uses and their locations, and the types of land development that is meant for a rural community style of life, nuisances that come with any growth and concerns about home occupations that eventually outgrow the original idea of a quiet home occupation.

In addition, Wabedo Township has clearly stated that they do not allow the development of controlled access lots or private lake accesses that provide lake access for second tier or non-riparian development because it can add problems near quiet residential areas, harm environmentally sensitive areas on lakes, and increase lake use which has the potential of environmental harm. The following goals and policies for achieving many of these ideas are listed below.

### GOAL: RESIDENTIAL / HOUSING

The ideal goal for housing in the Township would be to offer single-family residential housing in the lakes area that provide for generational families to reside and enjoy the northern character of the area. Many of those surveyed expressed that they have resided or had their home-sites for their families for many years and want to maintain them for their future children's children. Just as many love the quiet, scenic and beautiful lakes area and want to protect this from overcrowding stating that while Cass County (the County) has jurisdictional authority, that perhaps the County should consider certain areas within the County differently, thus offering diversity throughout the County. Wabedo Township supports the development of single-family residential homes either in traditional plats which can sustain two wastewater treatment systems or by clustering Subsurface Treatment Systems (SSTS) with others in Conservation Developments and they have strongly fought and supported this theme in the past years.

In light of these goals, the Township has identified some policy objectives to be considered and used:

1. Township supports generational housing in the Township, especially single-family housing and wishes to prevent overcrowding of the lakeshores with riparian lots. Therefore, the Township should actively engage in work with the Minnesota Department of Natural Resources (DNR) on

changing the State shoreland rules that are presently in place by providing comments, proposed revisions and recommended changes at appropriate times during the 18-month Shoreland Rule Update process. The Township should also continue to provide comments, revisions, and recommended changes whenever Cass County revises its Ordinances or updates its Comprehensive Plan.

2. Controlled Access Lots: Wabedo Township supports the prohibition of controlled access lots that Cass County has in effect. The Township also supports prohibition of private lake accesses as these private accesses are where milfoil infestations have occurred in Leech Lake.
3. Support public information efforts with the County and other partners in the proper usages of fertilizers and pesticides and the current regulations regarding phosphorus limitations in Minnesota by use of the Township website and having materials available. Support restoration practices by requiring them on all shoreland building applications and requiring minimum vegetative alterations wherever possible. Work with Minnesota DNR and Cass County to implement critical habitat protections and stricter development standards arising from the Intra-Lakes Study Project.
4. Increase the minimum lot sizes for residential housing to a density that would allow for two wastewater treatment systems by reviewing the soil characteristics for the parcel, and keep in character with the area as well as preserve lower density building around sensitive lake regions.
5. Senior housing has a place in the Township; however, it must be considered with a larger land size. Implement conservation designed subdivision models capable of sustaining managed community wastewater treatment system(s), wells and landscaping that is harmonious with the area and the design considerations geared for senior living.
6. Support the implementation, with Cass County, of Conservation Designed Subdivisions and models. Support this as the standard and the norm and allow it through the use of Developer's Agreements.
7. Support the efforts of multi-family and senior housing to be used in areas that could possibly have future municipal services or can support a "community" wastewater treatment system.
8. Continue working and supporting the process with Cass County to combine older platted subdivisions where contiguous lots have not sold into lot sizes with buildable spaces to meet present day standards for land use planning and zoning.
9. Wabedo Township has established a Driveway Ordinance. The Township has reviewed their Road Standards and the conditions under which new roads will be accepted and proper accesses are allowed. Review and modify these standards annually to protect Township roads.
10. Request that Cass County change the shoreland regulations to allow residential lake lots to have only two docks (or consider implementing Township surface water rules for township waters) and that joined contiguous lots may only be separated if they can meet standards for buildable areas, wastewater treatment systems and well locations and all setbacks required within that lake classification.
11. The Township initiated dialogue with Cass County to change language regarding Non-riparian (off water lots) in Wabedo Township, which are in the Shoreland Management land uses and adjacent to certain lake classifications. This dialogue requested larger lot sizes in order to prevent crowding and overbuilding and to prevent creating a burden to said lake with groundwater and wastewater issues as well as preventing nuisance problems and added services. Requested changes were implemented in 2009.
12. Township should promote neighborhood harmony and support efforts, either by public notice or by monetary help, in neighborhood watches, recycling and annual clean-ups.
13. Where minor subdivisions are being used to circumvent the platting as well as the community hearing process, the Township engage the County with new ideas to make these subdivisions more balanced with the surrounding areas and request that consideration of using the full platting procedures after three lots be implemented again. That if minor subdivisions are still allowed, that public notice and a hearing opportunity be applied to them so all parties can be heard on this major land change.

## GOAL: COMMERCIAL USAGES

The commercial uses in Wabedo Township vary from the traditional water oriented commercial use such as resorts, restaurants, local stores, realties, marine storage and supplies, and greenhouses to small home occupations. This also includes Camp Olson, which is a non-profit organization, and has large holdings in the Township. Commercial uses are a valuable asset to a community providing necessary services and economic opportunities as well as tax base; however certain local businesses should remain within a municipal type of setting such as alcohol and industrial types of uses which need more municipal types of services to help manage them. Local nearby businesses in the City of Longville (the City) also contribute to a healthy and viable economic area and Wabedo Township continues to consider the City as a good neighbor and complimentary to the Township's residential community. The Township community strongly supports its local resort owners and would like to find ways to continue to keep the traditional family resort business in the local community. They also realize that like businesses attract like businesses and recognize that scattered commercial development does not do as well as cohesive managed areas designated for such development. The following are policies desired for commercial.

1. Commercial usages should be harmonious to one another and placed in strategic areas near road corridors and with land sizes that promote said uses. Township should support commercial development in areas where existing public services could be developed or are of such nature that are harmonious with the character of the area.
2. Township must work with Cass County to require fully designed applications inclusive of water, storm water, and wastewater information for commercial ventures. Limit the types of commercial uses to those not considered "high water volume" type of businesses, thereby negating the need for large wastewater treatment systems where there may not be a large amount of land to accommodate them.
3. Suggest an "up north" theme for commercial building frontages in order to blend commercial areas with neighboring uses.
4. Require buffers (green spaces) between existing business and adjacent residential uses when expansions are proposed.
5. Limit impervious coverage (of buildings, parking lots, etc.) on a commercial development to a maximum of 35% of the total lot coverage as measured in total square footage.
6. Township should develop a set of standards, similar to the present residential development check off list whereby new commercial uses will be considered before permit approvals. Some of these standards may include but are not limited to the following; signage, parking standards, landscaping, downward lighting, noise and air pollution, front façade coverage of building, trash receptacles, screening and hours of operation.
7. There are many "types" of liquor licensures allowed in a Township. They are as follows:
    a. Off-Sale or On-Sale non-intoxicating malt liquor license
    b. Temporary On-Sale non-intoxicating malt liquor license
    c. Annual On-Sale intoxicating liquor license
    d. Seasonal On-Sale intoxicating liquor license
    e. Temporary On-Sale intoxicating liquor license
    f. Off-Sale intoxicating liquor license
    g. Combination Off-Sale and On-Sale intoxicating liquor license
    h. Consumption and Display permits

    Wabedo Township presently has two annual on-sale intoxicating liquor licenses and one off-sale non-intoxicating liquor licenses. The community has consistently stated that there should be no off-sale intoxicating licenses issued. The Township supports the community's position and will continue to not issue any off-sale intoxicating liquor licenses. The Township does support the sale of liquor where "municipal services" can provide for the health, safety and welfare of the business without undue costs or burdens on the governmental entity and supports these types of establishments to be located in the nearby City of Longville.
8. Educate the community regarding the preservation of existing family water-oriented commercial resorts by providing information about financial lending resources and other commercial opportunities to update and stay viable.

9. In the future, the Township may wish to consider a Small General Business Commercial Ordinance to guide the types of businesses and provide a template for a landowner to use when interested in doing a commercial venture.
10. Identify appropriate commercial places within the Township by using topography, soils and other development materials. This would give optimum opportunities for everyone to consider for the future expansion of said areas and to provide for possible future discussions with neighboring entities. Prepare a map of potential areas.
11. Wabedo Township supports the rules and regulations that Cass County presently has on cellular towers when they are needed for essential services. The County and neighboring Townships should enter into discussions on how to minimize towers while maximizing their use over a large area such as co-location, etc. As digital communications become more prevalent, a staged plan should be implemented for removal of unnecessary towers.

## GOAL: DEVELOPMENTAL GROWTH

In the original Wabedo Comprehensive Land Use Plan dated May of 1998, the community had a development checklist which addressed the growth concerns in the Township. The purpose of that checklist was to use this to review residential development proposals that might occur within the Township with an eye towards both the natural preservation of areas as well as the cultural and present makeup of the Community. Those who develop in Wabedo Township should recognize that it is a privilege to develop and that all costs of said development should be borne by the Developer. That is one of the reasons the Township now requires a Developers Agreement prior to commencement of work for sub divisions. Therefore, it is important that all stakeholders should be involved throughout this process for the best outcome.

With this in mind, the Wabedo Township Board of Supervisors passed a resolution in March of 2008 which established a procedure for Developers to follow for any proposed property development in Wabedo Township. See Exhibit G for the Wabedo Township Subdivision and Platting Process. This procedure includes a Developer's Agreement contract form, which has to be agreed to and signed by the Developer and the Township before any work can be done on the property which is proposed for subdivision and platted for development. The Wabedo Township Sample Developer's Agreement can be found on the Township web site or obtained from the Township Clerk. Recognizing that all developments are different, the sample agreement will be adjusted and revised to fit each and every development that is started in the Township.

The goals of this portion are to provide assistance to those that wish to do development in the Township by helping those parties recognize both the values and the sensitivity to environment that the community strongly wants to preserve. In knowing this, a development can provide the best for both parties and enhance the final value to the community. Ultimately, it is a compromise for both community and new development interests, but with guidelines and standards that can help produce the best for both parties. This checklist has served Wabedo Township well over the years and it now is the basis for the goals identified below. This is an update to the original list along with additional policies for usage when considering development proposals.

1. Township should continue to review the following position statements with regards to both residential and commercial development as an application is brought before them:
    a. How many units/site or lots should be considered for the site?
    b. Is this a phased project over what period of time?
    c. If a lake is involved, what type of lake or stream is it? (Is it General Development, Recreational Development, Natural Environment, Tributary, Stream, etc.)
    d. Does all or a portion of the project have riparian access to the water?
    e. Aesthetically, what are the effects on non-riparian lots so they will be desirable and saleable lots? What is the "viewable" potential for each lot in the subdivision

f. Consider the internal road system within the new subdivision. Will the Township be asked to take it over in the future so that design elements can be matched to road standards?
g. What per-cent of the total development will be covered by impervious services?
h. How will this new development impact the surrounding roads and area?
i. Submittal of a landscaping and screening plan that preserves the natural beauty of the Township.
j. Are there mixed uses within the proposed development that require high-water consumption usages in such a way as to warrant a review of the treatment and disposal of this water?
k. Is the proposed use in harmony with the neighboring uses or will it have a negative impact on the neighboring uses?
l. Is there a need for adequate parking facilities due to the use? (Example: Clubhouse, tennis courts, etc.).
m. What type of covenants will be filed to effectively protect the future landowners of the development and the neighboring area?
n. Does this development proposal require an environmental review? (i.e. development of eighty acres or more, etc.)?
o. If this is a commercial development, is it harmonious with the surrounding area and can it work with the infrastructure being proposed.
p. What type of traffic impact will this have on the Township's road transportation system?

2. Older plats which are being re-combined and/or re-configured should be looked at with an eye to present and future wastewater infrastructure and sustainability of the lots.

3. Wabedo Township now requires three-way Development Agreements with Cass County, Wabedo Township and the Developer in order for all parties to be involved in the process from beginning to completion.

4. Engage the County and the Township in further development of the Upland Development Model to make it a useful tool for all entities (currently, a map is on file at the Town Hall).

5. Consider all of the Geographic Information System information available from Cass County and use it to build a database of factual and objective information for the Planning Commission to make solid findings of fact regarding future land use applications submitted to them.

6. In 2008, Cass County adopted new zoning maps for townships. Based on these new zoning regulations, the following guidelines are recommended in the Township for the three lake classifications to protect heavy build-out and capacity overload on the lakes:
   a. General Development Lakes: **Non-riparian (off lake) lot sizes**
      i. Single Family lot – lot sizes kept to 5 acres minimum
      ii. Duplex housing lot – should be minimum of at least 10 acres
   b. Recreational Development Lakes: **Non-riparian (off lake) lot sizes**
      i. Single Family - Minimum of at least 5 acres.
      ii. Duplex housing - Minimum of at least 10 acres.
   c. Natural Environmental Lakes: **Non-riparian (off lake) lot sizes**
      i. Single Family - Minimum size 5 acre lots
      ii. Duplex Family and Other Uses **–** Consider parcel sizes on a case by case basis where there are wetland and sensitive resource features

7. Developable Land-See maps in Exhibit H

## GOAL: NUISANCES

Wabedo Township has not had the severe problems that other Townships have inherited when growth has come in quickly. Consequently, the community does not see this as a serious issue yet; however, that does not mean that a community should wait until it becomes a problem. The Planning Commission has

identified potential areas that could be a problem in the future. Those issues are listed with a possible solution below.

1. Wabedo Township should work with Cass County for the development and enforcement of a nuisance ordinance in the future to handle issues concerning junk, junkyards, garbage, unsafe signage and obstacles in roads, screening of junkyards, etc.
2. Township supports the efforts of Cass County with a Mass Assembly Ordinance and should inform the public through their website.
3. Township should work directly with Cass County regarding unsightly mobile homes and the rules and regulations regarding said sites by notifying and helping to do follow-up.
4. Support regulations that Cass County has implemented regarding adult uses to protect all citizens in Wabedo Township from unwanted materials or solicitations.
5. Consider All Terrain Vehicle (ATV) usage within the Township and if necessary, implement rules to protect the health, environment, public safety and welfare of the Township. Pass along information on riding safely and the use of public roads within the Township through various media. Work to prohibit "mud runs" within the Township because of their negative impact on the environment.

## GOAL: CONSERVATION DEVELOPMENT GUIDELINES

In the Cass County Land Use Ordinance, "Conservation Development Standards are intended to provide a relationship between buildings, and between buildings and sites, that cannot be accomplished by the one building-one lot application of the land use provisions of this ordinance. In order to encourage well designed building groups, this section provides for the development of more than one structure upon a single lot or tract as well as the integral development of one or more lots as a single tract." The Township agrees with this premise and requests that the following ideas be given serious and full consideration when the County has an application before them:

1. In Wabedo Township prohibit the possible boat launch unless there is no public access on the lake. Also, do not allow the extra density bonus when the boat launch is prohibited.
2. Regarding New Development:
    a. Where the Conservation Development is allowed for a new development, no density bonus should be given and the resultant lots would have been the same as the present land use district. Density calculations will be based on "buildable" area only with no credit given for marginal areas.
    b. Where a Conservation Development is considered for the re-development of an existing resort, the Township recommends that the first tier existing structures be pulled back and that review of the existing sites, wastewater treatment system, and wells be conducted to meet current rules.
3. If an existing resort is considering a Conservation Development without using the existing building sites, then the land should be considered the same as under items *number 2 " a" and "b"* above.
4. Where a Conservation Development is allowed, that the goals be the following:
    a. Use of "conservation-designed development" to protect green space and the North Country character and beauty of the area.
    b. Flexibility in land development and re-development in order to utilize new techniques for construction, building design, wastewater treatment and management, etc.
    c. Energy conservation through the use of more efficient building designs, correctly placing home sites on the property itself with proper consideration of the topography, soils, well, and wastewater system. Proper management and maintenance through a service contract for the well and wastewater system(s).
    d. Preservation of desirable site characteristics, provide for efficient use of land, open space and other amenities.

e. Where large tracts of land are being considered for a Conservation Development, more effective and efficient use of land and common facilities along with a mixture of sizes of parcels offering opportunities for many different single-family residential uses.
f. Restrict sensitive development in transitional areas located where there are delineations of different land uses due to natural resources, wetlands, and critical habitat that may be within the project area.

5. Initiate conversations with Cass County to re-consider the density and "buildable" area model around the more sensitive lake areas in the Township to reduce pressure on the ecology of the lake.
6. Initiate conversations with Cass County to reconsider defining the Tiers as Riparian and Non-riparian and limit water access accordingly.
7. Develop and implement new criteria and conditions for Conservation Developments that the Township will provide for long-term environmental safety and use in areas of the Township where they are compatible.
8. Initiate conversations with Cass County to add additional evaluation criteria to include ensuring environmental protection. These should include, but not be limited to, rare and endangered species review, shoreland buffer vegetation preservation/restoration, and aquatic vegetation preservation/restoration. Wabedo Township would also like to see included in the initial documentation requirements, information regarding near shore aquatic conditions including depths out to fifteen feet, type of bottom sediments and aquatic vegetation to help ensure preservation of the aquatic resources as well as the shoreland resources.
9. 2005 language covered Planned Unit Developments (PUDs) and can be found in Exhibit I.

## GOAL: HOME OCCUPATIONS

Home Occupations in Wabedo Township are the quiet economic life within the community. Most have been established for a very long time and leave a very stable and lasting legacy within the area. As some home occupations begin to grow, the surrounding area may suffer from the added problem brought with growth. The following policies to address that concern are below.

1. Encourage the development of home occupation standards that will provide for a review when an application for renovation or replacement happens in order to recognize whether it can continue to exist as is or if it is outgrowing its present size.
2. Work with Cass County to identify a plan when home occupations become too large and need to transition to a commercial venture and move to a different land use.
3. Review signage, downward lighting, hours of operation, noise, and types of appropriate accessory structures used in home occupations, screening, and parking of present home occupations against the Cass County Land Use Ordinance. Identify inconsistencies and propose new language where necessary.
4. Engage the home occupation people and the local small business people in conversations on how to improve their opportunities within the Township.
5. Discourage the residential use of "recycled cargo or shipment containers" as an accessory structure and request that the County allow this accessory use only in a commercial area with screening.

# ENVIRONMENTAL

The world we live in is important to preserve and protect in order to sustain it for ourselves and for the future generations that come along. Wabedo Township is blessed with beautiful lakes, trees, great topography, and a sense of community that is strongly felt. Some of the concerns identified with the protection of the environment besides land use and development are water and wastewater uses as well as protection of critical habitat and the resources that sustain them. While all of our environments are interdependent upon each other and the ripple effect applies here, the basics of the land, soils, and water are the foundation of what comes next and why the citizens of this community come back to this area even as

they become seniors. They are drawn back because of the fond memories of their childhood and the hope that they can again find that it is still there. That is the goal. To be caretakers of the environment and not take and leave it bereft of its value.

## GOAL: CRITICAL HABITAT

There are numerous sensitive areas within the lake region in the Township such as additional phosphorus sources on lakes and streams, wildlife that have been protected, and re-charge areas for the lakes that provide for fish habitat and reproduction, as well as deer and bear habitats. All of these "special" habitats and wildlife contribute to the beauty and value of those that live and recreate in the lake areas. In the survey from the community, residents identify and value these assets and note this as one of the reasons that they live in the Township or seasonally keep coming back to this region. The following policies are recognized to continue preservation of these unique assets:

1. Identify very sensitive areas and inform the community by media methods and written literature about protection of these special environments. Have these protected through special conservation easements and/or similar mechanisms.
2. Work with the Cass County Land Department and the Cass County Geographic Information Systems to identify and note areas so that when they are found, preservation through land exchanges or special conditions on permits are recognized and implemented.
3. Use the Upland Development model that Cass County has developed along with the soil survey information for the Township to protect marginal areas from build-out and damage. Support watershed-wide management efforts since environmental damage in one area can quickly move to other parts of a watershed.
4. Work with Cass County Environmental Services Department prior to an application process to identify sensitive wetland areas and do not allow the filling or draining of wetlands unless adequate mitigation plans can be provided.
5. Encourage land exchanges and conservation easements to protect littoral zones on environmentally sensitive lakes and areas.
6. Encourage the Cass County Land Department to continue to plant an appropriate variety of tree species to encourage wildlife habitat within the Township.
7. Work proactively with the Cass County Environmental Services Department and applicable Lake Association on conservation based easements and critical habitat protection through the Conservation Trust Revolving Loan Account, Minnesota Land Trust, or other protection-type agency to protect sensitive resource areas in the Township.
8. Work with and support efforts of Lake Association Sustainability Committees to preserve or protect critical environments.
9. Support shoreline restoration efforts.

## GOAL: WATER QUALITY

The tourism industry in Cass County accounts for millions of dollars. The lakes now encounter year-round recreational usage and with that come a price to pay if not protected. In 1994, Cass County began to recognize this with a Phase One Diagnostic Study of the Boy River Watershed through the Clean Water Act and with the State of Minnesota Revolving Loan Fund. Those best management practices identified then are still in use today.

Below are some objectives and policies for the Wabedo Township community which has been in the front of the line to protect water quality.

1. Work with the neighboring Townships, local lake association groups and coordinate with the Department of Natural Resources to provide information to inform their constituents and others regarding the public lake accesses, how to keep them clean, and who to contact for information, to report problems and deal with water quality issues.
2. Obtain and distribute wastewater management information on how to protect both parts of the water cycle (clean water and wastewater). Distribute to local lake associations and use the Township's website as well as local media and available newsletters in the area.
3. Work with Cass County on changing the wetland policy to have buildable lot areas contiguous. This will keep many sensitive wetland areas intact.
4. Township should work in concert with the Cass County Environmental Services Department regarding wetland areas and enforcement actions.
5. Township should coordinate work with local lake associations and promote the use of land practices, lake and water quality programs and lake assessment programs throughout the Township.
6. Initiate Cass County and neighboring Townships in efforts to build a hydro-geological groundwater blueprint for Wabedo Township and the surrounding lake areas in order to determine surface and groundwater flows and their impacts on wetlands, housing densities, wastewater infrastructures, etc.
7. Become involved in the development of "Lake Buffer" education programs with the County and area lake associations to restore lake water quality and beauty to area lakes where damage has occurred. Lake associations can implement and engage master gardeners and shoreland restoration specialists for these programs. Township can use educational materials and present them through their website if available.
8. Township should educate Contractors working near all water bodies to install correctly and use silt fencing as required and to remove within one year of project completion or to provide the appropriate surety to insure it will happen.
9. Where adjoining governmental entities share lakes, begin to implement with Cass County intra-lake standards and rules so that all of the lake is involved in the same regulations.
10. Use information from the DNR Intra-Lake Study, in concert with the applicable Lake Association, to request Cass County to implement stricter development standards for portions of a lake that the study determines are critical areas. Visit the following web site to view the already completed studies for Little Boy, Wabedo and Woman Lakes.
    www.dnr.state.mn.us/eco/sli/index.html

**GOAL: WASTEWATER QUALITY AND PROTECTIONS**

In Cass County, without a conforming wastewater infrastructure (septic system), a home cannot be sold and its value becomes diminished. Perceptions that a lake has wastewater running into it also diminishes the economic value of not only the Township but the County which is why so much emphasis is placed on good design, construction and now management of wastewater treatment systems not only for individuals (Minnesota Pollution Control Agency Chapter 7080 Rules for SSTS –Subsurface Treatment Systems) but also for Large Sewage Treatment Systems (LSTS) or as they are also called Community Sewage Treatment Systems (a new Chapter is currently being developed for LSTS systems), as well. Numerous new wastewater collections, treatment and disposal technologies are now available to resolve most types of land use problems; however, wise management is equally needed to make sure it works.

Wabedo Township has been the leader in the State with the use of a landowner friendly organizational, financial and management tool called an "Environmental" Subordinate Service District. By use of this model, Cass County and Wabedo Township leaders have had the foresight to see and then plan for the future. Their success is now nationally recognized and used. The result is that landowners can have someone manage and be accountable to them for protection of their environment.

The following policies will add to the quality of life in the Township.

1. Provide support, education, and financial funding for the studies of wastewater treatment system upgrades throughout the Township. Support funding initiatives and low interest loan programs

such as the County SSTS revolving loan program to help landowners improve and maintain their wastewater treatment systems.

2. Encourage the development of a program with the local neighboring Townships, Lake Associations and Cass County to educate landowners about their responsibilities of good wastewater maintenance programs and the rules and regulations for their treatment systems.
3. Where clusters of homes have treatment problems, consider the use of a Subordinate Service District to help remove the treatment site from the property, place it away from lake areas, and implement a wastewater management plan for that system and for that community of people. Encourage more enforcement with the Cass County sanitary regulations on shorelines where lake water quality could be compromised.
4. Support meetings by the County and local lake associations for the residents in the Township during the summer season to explain how to manage and take care of your systems.
5. Township should discuss and implement a program with Cass County to identify approaches to use to discourage land use management practices where land is marginal and soils do not support wastewater treatment capabilities without heavy management costs.
6. Support efforts through possible Township resolutions and website education to work with residents to upgrade lakes, where residents request help by asking the County assistance with studies and funding for planning through the water plan, and other initiatives such as the Healthy Lakes Program.
7. Support programs at Deep Portage which will help educate the local communities regarding lake water quality programs, conservation reserve programs, wastewater education, well and drinking water quality programs, and lake assessments. Identify technologies and programs to enhance the Township's environment through possible funding and media awareness on the Township website and newsletters as well as posting Boards.
8. Wabedo Township, along with Cass County, to develop a plan for lake studies and system upgrades to be done over a ten-year period.
9. Support a Cass County SSTS inspection program that mandates inspection of SSTS every 8 years.

## TRANSPORTATION

The Transportation system within a community is the heart by which everyone moves from one area to another. It is a combination of County, Township, and private local roads whereby when merged into one system allows people to get to their place of business, school, recreation, residence, and many other services that one needs in order to enjoy life. A seamless system is the ideal; however, it never evolves that way since development may follow old roads, common landmarks, old railroad systems long pulled up, beautiful lakes and streams are in the way, new subdivisions crop up, and many other possibly interconnecting systems that were built long ago. Somehow one gets to where one needs to go without thinking about it unless that road has developed potholes, has too much dust or one lives too close to the road itself.

Wabedo Township's assets are their lakes and streams. The road system is built to accommodate access to these points of interest. There are many "dead end" roads in the Township and while this has some merits, the Township must also consider public safety, fire protection and the welfare of its community when it maintains these roads. Looking to possible future linkages has been discussed in the prior sections of the Plan. Below are additional policies that should be considered for the future as well.

### GOAL: AGGREGATE, GRAVEL, PAVED AND CHLORIDE ROADS

Townships have always had a major role in the transportation system for the region. In fact, Townships have always played a major role in the development of the state's transportation system with getting the crops to market and the historical agricultural past that many still continue to have. While Wabedo Township currently does not have any agriculture land uses left to be part of the farm to market system,

their public transportation system provides very important linkages to the lakes and streams in the Township and provides its economic base.

The following goals to consider by the Community are to improve their road system and build better roads. Another is to have new development pay its own way when they have a road system that will be managed and maintained ultimately by the Township. Currently, the Township has approximately 20.8 miles of road but will certainly increase in miles due to requests for takeover from new development pressures in the future.

Policies for the future of the Township's transportation system are as follows below.

1. Implementation of an annual traffic count system by use of traffic counters in order to identify and prioritize their gravel and chloride program.
2. Run-off from future road construction and new residential developments should be identified prior to commencement of construction so that it does not negatively impact surface waters as well as local roads within the Township. Sufficient use of silt fencing is applied.
3. Utilize a five-year management and maintenance plan for their gravel and chloride programs consistent with using criteria such as road traffic counts, safety issues, density of homes and how close the homes may be along a road.
4. Utilize a three-five year chloride program and solicit input at the Annual meeting in March if the community wishes to do more.
5. Utilize a sign and culvert inventory. Township should check roads quarterly for brushing and signs missing and/or defaced.
6. Review and update road standards and snow policy annually.
7. Identify road right-of way issues and secure blanket bonds from contractors using road right-of-ways when installing utilities. Township may wish to develop a new policy and/or Ordinance if change is necessary in the future.
8. Identify gravel deposits through the soils maps that are located in the Township and explore options to use them.
9. Where new aggregate is found in the Township and barrow pits are permitted and opened, request that implementation of all necessary safety standards are met as well as provide an exit strategy (reclamation plan) and a financial surety for closure.

## GOAL: NEW ROADS AND STREETS

With growth in the Township and new development come new roads and streets. These roads should be built consistently to a set of standard so that they are not a cost or hardship to those that must travel on them or for the Township to consider taking over. Policies to consider are as follows.

1. Initiate a road transportation plan to identify possible linkages so that those roads can be obtained for the future from a Developer. See Exhibit E.
2. Utilize the standard for driveways that enter onto Township roads that was approved in 2008. The new driveway approach policy can be found in Exhibit E.
3. Initiate a policy to prevent road obstructions in the Townships road right-of-ways.
4. Township should review and update their road and driveway set of standards for takeover of new roads that become part of the Townships road system. In addition, review the standards, procedures and criteria for takeover of older roads and how to handle new roads as well as older roads that have been there for a long time but now due to development build out, the citizens on that road are asking the Township to take them over. Develop a new policy if change is necessary.
5. Require that all new subdivision roads be reviewed and considered for their impact on the neighboring Township road transportation system prior to takeover as Township roads.
6. Township needs to decide what course of action to take with respect to the RPELS (Road Parcels Ending in Lakes). See Exhibit E.

# COMMUNITY SERVICES

Community Services are something that the actual public uses, either for a need or for enjoyment. Such uses would be a local library, airport, fire and ambulance services or something such as hiking or a snowmobile trails, parks or public accesses. They are usually paid by the local entity either through a levy, sharing the costs with another governmental entity, or paying directly for that cost when the service is used.

A common criticism from the area is the lack of a nearby hospital especially when the area is fast becoming an older population that have immediate health needs to be met. Other interests indicate that a large central community center that offers opportunities for many services, improved walking trails and biking paths as well as integrated snowmobile and designated ATV trails are some ideas to consider jointly. Community Services policies are:

1. Support Cass County efforts to build a hospital in or near Walker.

## GOAL: PARKS AND RECREATIONAL DEVELOPMENT OPPORTUNITIES

This area of the Plan seems to be the most integrated among the governmental entities. The best outcome or goal would be to have a unified parks and trail system throughout the area of lakes and to have different active entities managing it. Some additional policies to consider are below.

1. Consider parks and recreational trails within a "conservation-based" designed development so landowners can enjoy an evening walk without trying to locate trails and traveling distances.
2. Consider said parks and trails on a more regional basis for the area and work with neighboring jurisdictions to implement.
3. Implement a park study group to consider whether the Township should have a community park and the costs to implement this concept.
4. Identify future Township needs and the facilities required to do this. Determine the space needs for Township operations including but not necessarily limited to: official governmental needs, public works, and community-wide functions. Present such needs at an annual meeting.
5. Promote volunteerism opportunities for residents to assist in keeping the Township clean, healthy and vibrant.
6. Promote local school involvement in the natural cultivation and management of parks and public accesses within the Township to help them understand civic responsibility and pride for local parks when developed.
7. Shooting ranges – Ranges should be a minimum of one mile from residential areas. Require a Class One assessment for re-sale purposes to prevent any possible liability issues regarding lead and/or other potentially unsafe substances. Require sureties for mitigation of any issues that occur in shutdown of ranges.

## GOAL: TRAILS – SNOWMOBILE AND HIKING

This is a future goal when further considering park and trail needs within the Township and neighboring governmental entities. As a community continues to develop, often these amenities are neglected and planning is usually forgotten for recreational enjoyment as development encroaches and takes away the opportunities to implement a master plan for enjoyment of the whole Township. The comment "all work and no play makes for a dull life" should be considered more when communities are designing.

1. Implement, through a Township representative and designated neighboring governmental representatives, a work-study group to consider new trail needs and connections for snowmobile and ATV use which are safe, environmentally sound, and can be made seamless. By working together to achieve these goals, critical habitat and nearby residential areas can be protected from noise and potential damage.

2. Work with local ATV and snowmobile organizations to promote good stewardship and safe driving practices on trails.
3. Initiate and work with other community groups, such as Camp Olson, and other like civic groups to develop quiet nature paths for walking and biking trails in the Camp area and elsewhere around the lakes that are safe and promote the beauty of the lakes area.

**GOAL: FIRE, AMBULANCE, LIBRARY, HOSPITAL, AIRPORT**

The area utilizes a joint powers agreement made up of eight townships and the city of Longville to administer the local fire department. This service is staffed by volunteers. They recently acquired a newer pumper, and have a building located on the edge of Longville to house their equipment. Wabedo Township funds their portion of the fire department.

The ambulance service is provided by North Ambulance and funded through a tax administered by Cass County. They have two ambulances and provide staff including advanced life support trained staff.

There is a public library in Longville (smallest community with a library) which is funded by donations and part of the Kitchigami Library System. Wabedo Township funds a donation to the Library each year.

An airport is located in Longville and is funded by the city. These services are all functioning well at this point in time.

1. Continue to support the Fire Department through a separate line item in the Township budget and continue to provide a representative to the Fire Department joint power functions.
2. Provide input to Cass County on the Ambulance Service by delivering suggestions, recommendations and other comments.
3. Continue to provide funding to the Longville Library as necessary.
4. Support Cass County's efforts to build a hospital near Walker.

## GOVERNMENTAL RELATIONS

Interviews were done with neighboring jurisdictions by the Township Planning Commission to introduce themselves and to promote good will. The purpose was to determine what neighboring jurisdictions might have in common with Wabedo Township and if they had some similar problems that both entities could explore to save costs and build good will and trust for the future. Copies of the interviews are in the Appendices for review (See Exhibit F).

It was also done to begin to break down barriers and for communities to look at a bigger picture for their future. With government losing state aid monies these days, it would be wise to think more about working together to obtain funding and finding other opportunities that might not be available to one entity. There is much to be gained by doing it jointly as shown by the Fire and Ambulance Districts. Discussions on other ideas have come from these meetings such as roads, water management, and community work.

In the future, having begun this dialogue will help to further additional ideas and save costs for each community's citizens. Policies in this area are listed as follows.

**GOAL: COMMUNICATIONS**

Wabedo Township has again been a leader in the initiation of new and interesting ideas throughout the area. The Township has partnered with others to achieve goals that individually would not be obtainable. Continued efforts to keep communications ongoing will produce benefits and help everyone to be pro-active and anticipate the needs in the future for the area community. Policies in this direction are below.

1. Develop a quarterly work meeting rotating around the area of local leaders, both public and in the private sector with the goal of economic development and improvement to the area. Other areas for dialogue can be home and business protections, community public service events, cultural and economic activities to promote the area.
2. Consider the idea of an annual joint "town hall" or "community soap box" meeting to inform and have a dialogue with the citizens of the area. Consider working with the Chamber of Commerce or other organizations to promote this.
3. Work to build links to neighboring websites in order to provide the community with up to date information.
4. Continue with annual or bi-annual Newsletters to residents in the Township and encourage by example. Distribute the newsletter to all neighboring Township Boards and the Longville City Council as a method to ongoing communications.
5. Initiate dialogue with the City of Longville to work through managed growth in adjoining areas near the City. Identify land uses which are suited for the existing public infrastructure that the City has and those services that a City can provide for such things as hotels, retail business, liquor establishments, businesses with heavy water usage and those that typically have a more concentrated need for public enforcement.
6. Assist in possibly supporting bus services with the neighboring Townships and City for the surrounding areas for the more senior of the Townships' residents so that a quality of life can be maintained.
7. Rather than individually doing a Plan Township by Township, develop a Disaster Implementation Plan that the neighboring communities can use to compliment the assets of their communities and help all of the area when emergencies exist. This may mean more communication with key resource people as well as education of the public through various means. This would show strength and integration of necessary and vital assets at difficult times.

## GOAL: POTENTIAL WORKING ARRANGEMENTS

The objective here is to define future directions or actions that will look at the bigger picture within the area as well as build a better future for all. In addition to the items described above in communications, this area is often harder to implement due to old histories, different perceptions as a Township versus a City and how they should interact, and finally, personalities that make it difficult to begin to build new foundations on which to grow.

These policies and goals are the hardest but the most rewarding to achieve. It will take a lot of work and patience by all but it can be the most powerful tool for growth and the most exciting realization of plans and accomplishments when it is successful.

1. Work together with neighboring Township Boards and City Councils to promote the area through media materials and websites.
2. Continue working arrangements with Cass County Environmental Services though continued communication on policies for implementation of rules that complement the Township's Comprehensive Plan.
3. Annually meet with the Cass County Planning Commission to initiate further discussions and better working relationships with one another.
4. Consider a working standing committee task force comprised of all jurisdictions to review the public transportation network inclusive of roads and airport facilities to promote economic transportation corridors that maximize all of the areas assets.
5. Work together with neighboring Townships and Cities to encourage economic development for the area and to initiate further discussions and better working relationships with one another.
6. Develop where needed long-term orderly annexation agreements as well as infrastructure agreements when it becomes necessary and cost effective to effect sensible long-term planning. When a landowner desires to change to a neighboring governmental boundary, Wabedo Township should not oppose. However, if a neighboring governmental entity attempts to impose boundary

changes on Wabedo Township property owners, Wabedo Township should vehemently oppose the action.

7. Implement dry hydrant programs where needed and file jointly for annual funding to do this.
8. Surface water goal for Wabedo Township is to preserve the quality of surface water and where degradation has occurred, work to restore the surface water quality.
9. Working with local lake associations and neighboring jurisdictions, work towards implementing similar rules and regulations for the lakes and surface waters where common lake regions are in neighboring jurisdictions. This will provide for similar understandings and better enforcement of the lake.
10. As an older population becomes a larger portion of the area's collective knowledge, encourage the use of mentoring programs for small businesses and/or incubator businesses by setting up said programs. Work with the Small Business Administration to begin this project.
11. Initiate discussions between Wabedo Township and other neighboring Townships and Cass County to co-locate tower systems and to minimize the impacts of towers on the local landscape by development of criteria that can be used in each situation. Request that all tower applications be considered as conditional uses so that the Planning Commissions can review them on a case-by-case basis for compatibility with the surrounding areas that have residential land uses close by.
12. Work with neighboring townships to establish and implement procedures, finances, and personnel to assure completion of variances and permits as granted by a township or the county.

## IMPLEMENTATION TIMELINES

The following spreadsheet shows a five-year plan for implementation of some of the objectives identified in this Plan. It is intended as a guide and reference. The purpose of this outline is to show that these actions are intended to help a community set a course to improve and work towards improving themselves and the area. These are also ideas to perhaps stimulate not only newer, but more creative ideas, and better courses for actions. Not all are expected to be completed in the next five years; however, they are to foster new and better ways to follow as the time passes beyond the five years. The Wabedo Township Board and Planning Commission will establish task forces to develop the proposals identified in the Plan to meet the implementation action plan timelines. So it will be a challenge to all citizens to continue to improve on what has begun.

| **IMPLEMENTATION ACTION PLANS** | | | | | |
|---|---|---|---|---|---|
| | | | | | |
| **Actions** | **Completed** | **2009** | **2010** | **2011** | **2012** |
| | | | | | |
| **Land Use Actions** | | | | | |
| Residential Housing Goals | | **X** | **X** | | |
| Commercial Goals | | **X** | **X** | **X** | **X** |
| Conservation Design Development Goals | | **X** | **X** | **X** | **X** |
| Developmental Growth Goals | | **X** | **X** | **X** | **X** |
| Nuisance Goals | | **X** | **X** | **X** | |
| Planned Unit Development Goals | **X** | | | | |
| Home Occupation Goals | | **X** | **X** | **X** | |
| | | | | | |
| **Environmental Actions** | | | | | |
| Critical Habitat Goals | | **X** | **X** | **X** | **X** |
| Water Quality Goals | | **X** | **X** | **X** | **X** |
| Wastewater Quality and Protections | | **X** | **X** | **X** | **X** |
| | | | | | |
| **Transportation Actions** | | | | | |
| Aggregate, Gravel, Paved and Chloride Roads | **X** | | | | |
| New Roads and Streets | | **X** | **X** | | |
| | | | | | |
| **Community Services** | | | | | |
| Parks and Recreational Opportunities | | | | **X** | **X** |
| Snowmobile and Hiking Goals | **X** | | | | |
| | | | | | |
| **Governmental Relations** | | | | | |
| Communications Goals | | **X** | **X** | **X** | **X** |
| Potential Working Arrangements | | **X** | **X** | **X** | **X** |
| Fire, Ambulance, Library, Hospital, Airport | | X | X | X | X |