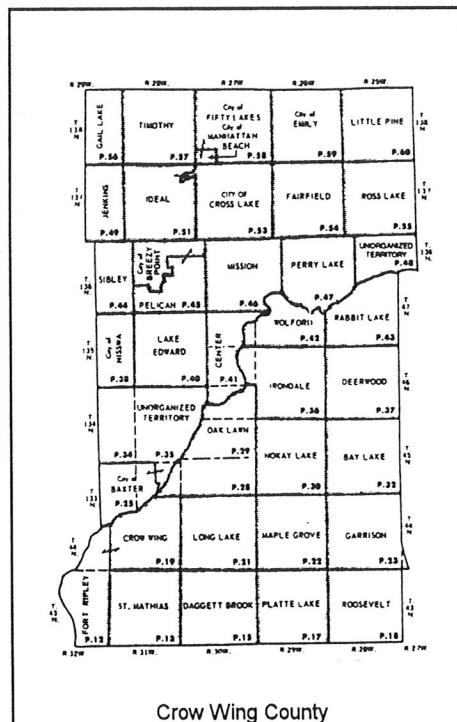


UNORGANIZED TERRITORY, CROW WING COUNTY COMPREHENSIVE PLAN

June 1997



Sustainable Development: Analyzing decisions in order to find a balance among economic activity, environmental requirements and the social needs of people.

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UNORGANIZED TERRITORY, CROW WING COUNTY COMPREHENSIVE PLAN

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UNORGANIZED TERRITORY, CROW WING COUNTY COMPREHENSIVE PLAN

Table of Contents

| | | |
|-------|---|----|
| I. | EXECUTIVE SUMMARY | 1 |
| II. | INTRODUCTION AND PLANNING HISTORY | 2 |
| III. | PHYSICAL RESOURCES | 3 |
| A. | Public Land Ownership | 3 |
| | <i>Land Resources Map</i> | |
| | <i>Public Ownership Map</i> | |
| B. | Development | 4 |
| C. | Existing Transportation System | 4 |
| D. | Individual and Community Septic Systems | 4 |
| | <i>Building Density Map</i> | |
| IV. | POPULATION/ECONOMY | 5 |
| V. | COMMUNITY GOALS AND SUSTAINABLE DEVELOPMENT | 6 |
| A. | Development of Community Goals | 6 |
| B. | Commitment of Open Communication of Ideas and Information | 7 |
| C. | Focus Group Organization | 8 |
| VI. | COMPREHENSIVE PLAN GOALS | 9 |
| A1. | Agriculture | 9 |
| A2 | Commercial Forestry | 10 |
| B. | Commerce and Business Development | 11 |
| C. | Sanitary Sewer Systems | 13 |
| D. | Recreation | 14 |
| E. | Residential Development | 16 |
| F. | Transportation System | 18 |
| VII. | LAND USE MAP | 21 |
| | <i>Land Use Map</i> | |
| VIII. | UPDATING THE COMPREHENSIVE PLAN | 22 |
| | Appendix 1 | 24 |
| | Wetland Resources Map | |
| | Dominant Zoning Map | |

UNORGANIZED TERRITORY, CROW WING COUNTY

COMPREHENSIVE PLAN

I. EXECUTIVE SUMMARY

The Comprehensive Plan Committee has developed a comprehensive plan for Unorganized Territory. This plan was developed by study of:

- Physical resources
- Land use
- Transportation infrastructure
- Development trends and population characteristics of Unorganized Territory.

The committee conducted five focus group meetings and multiple meetings open to the public to gather public input. The committee then combined the results of public input, collected information and developed the plan using the principles of Sustainable Development. See pg. 24 for list of meetings held.

This plan recommends:

- Limit commercial zones to TH 371 and TH 25, where it exists now. It divides commercial zones into four subclasses: general commercial, light commercial, office and service, and water front commercial.
- Preserve the wetlands and designate most of them as aquifer recharge areas. This will allow other uses of wetland for additional compatible functions such as storm water retention, nutrient entrapment, and dredging for improved wildlife habitat. In addition, it will permit deepening of wetlands along TH 371 to create amenity value to benefit commercial and service uses.
- Retain existing public land and develop specific public parcels for public recreation use.
- Preserve two highway corridors designated for transportation upgrade, (TH 25, and CSAH 49) by early right-of-way acquisition and adequate building setback requirements.
- Limit residential development to 2.5 acre lots unless central sewer systems are provided.
- Zone the Paul Bunyan Nature Center and the Arboretum land for preservation.

II. INTRODUCTION AND PLANNING HISTORY

The two survey townships comprising Unorganized Territory have never been organized. They have always been under the direct jurisdiction of the Crow Wing County Board. Prior to the development of the modern highway network there was little development pressure in Unorganized Territory other than on lakeshore. There was no direct railroad access to the lakes in Unorganized Territory, the closest railroad stations for lake users were Merrifield and Brainerd. The Mississippi River cut off road access from Brainerd. The extensive marsh areas south of North Long Lake also made access difficult. The flat sandy areas where TH 371 is today were not valuable for agriculture, so little settlement occurred there. The first major off-lake development in Unorganized Territory occurred with the building of the race track in the 1960's and the development of the Baxter commercial complex in the last 20 years.

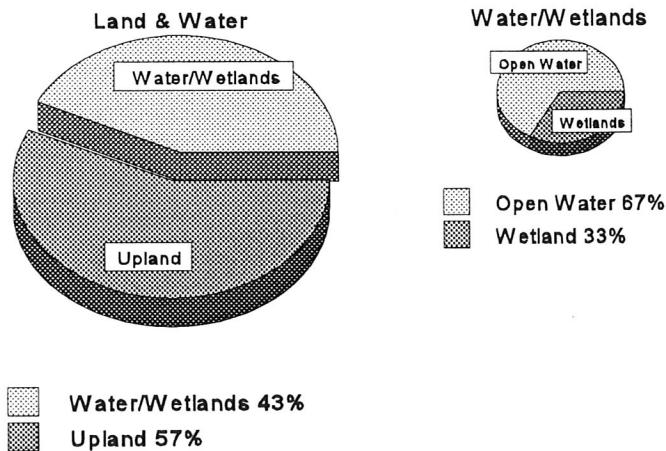
The present Unorganized Territory Comprehensive Plan is the County Comprehensive Plan from 1994.

III. PHYSICAL RESOURCES

Unorganized Territory contains 31,359 acres of land and water. Almost 43% (13,127 acres) of the area is water or wetlands (see Land Resources Map which follows). Two thirds (8,512 acres) of the water resource is open water, with all or parts of five major lakes in Unorganized Territory: North Long Lake is the largest, Gilbert, Red Sand, and parts of Gull and Round Lakes make up most of the lake resource. One third of the water resource is wetlands. Most are in large wetlands with extensive emergent vegetation south of North Long Lake. The size of these wetland basins precludes them from development under present or planned wetland law changes.

Fifty seven percent (17,845 acres) of Unorganized Territory is upland. Almost all of the upland is excessively drained sandy soils with little relief. The lake basins are holes in the outwash left when ice blocks fell off the glacier and were covered by outwash sands. There is abundant ground water close to the surface that is very easy to contaminate because the soil is sandy. The ground water flows toward Baxter and the Mississippi River to the southwest.

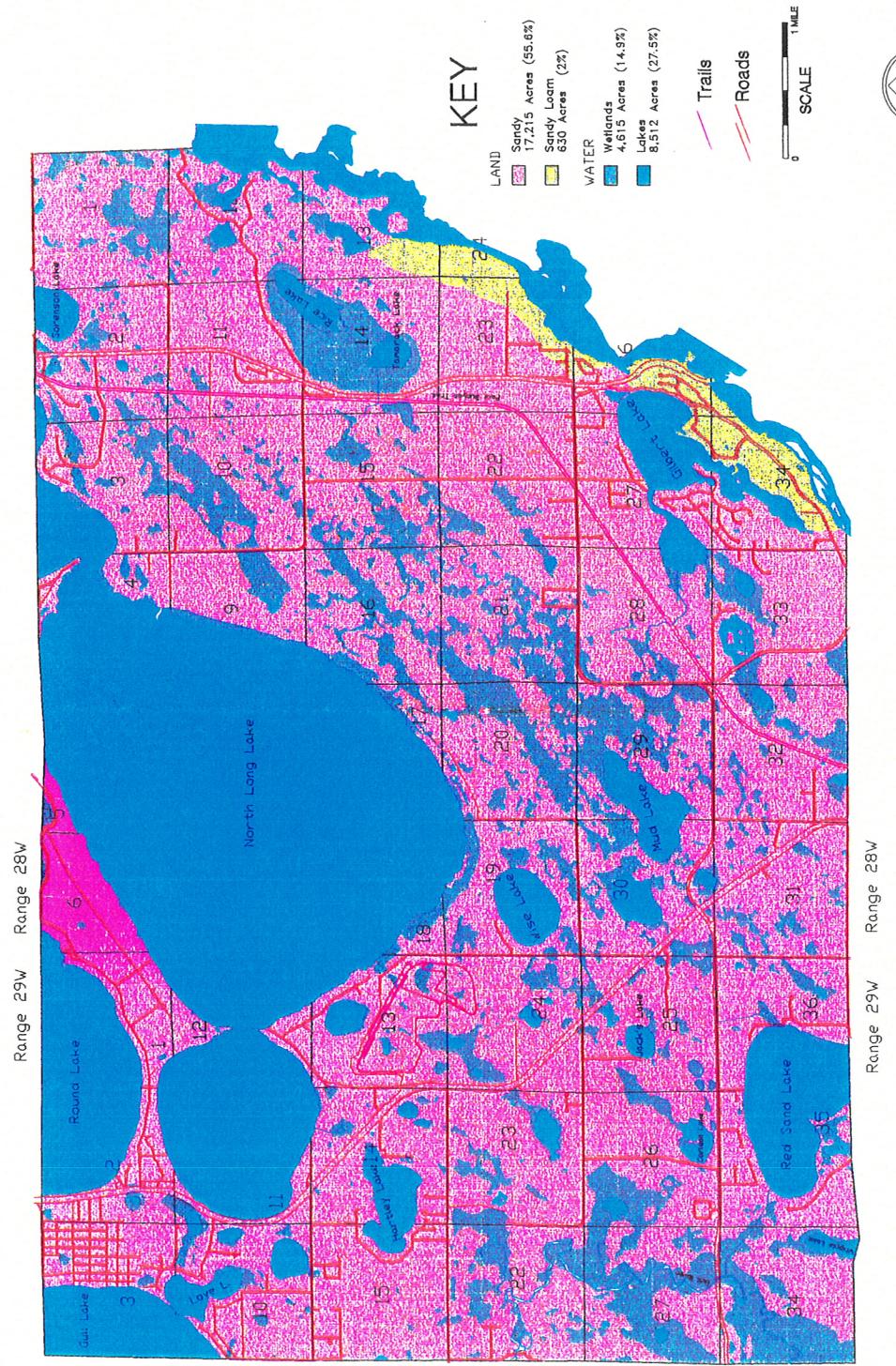
Unorganized Territory



A. Public Land Ownership

There is approximately 1300 acres of public land (see Public Land Ownership Map which follows). Forty percent of the public land is owned and managed by the county, and sixty percent is owned and managed by the state. Most of the public land has water frontage, and much of it is lowlands. The largest shoreland owner is the Minnesota Department of Transportation with land on North Long and Round Lakes. Potlatch Corporation owns another 2200 acres (7 percent of all land and water) all of which is open to public recreation use through the Timber Tax program regulations.

Crow Wing County Unorganized Territory Land Resources



Information Sources

Sandy soil from Soil Atlas, University of Minnesota Soils Department

Sandy Loam soil (100) Cudjoe Soil Survey, Sun. C. 1911. Cuttings by Public Land Survey, right of way, and trails supplied by Crows. Wins County, Surveyor.

Shoreline and wetlands from National Wetland Inventory (USFWS)
courtesy, Minnesota Department of Natural Resources.
Crow Wing County Surveyor.

Township 134N, Range 28W, 29W

Range 29W Range 28W

Township 1

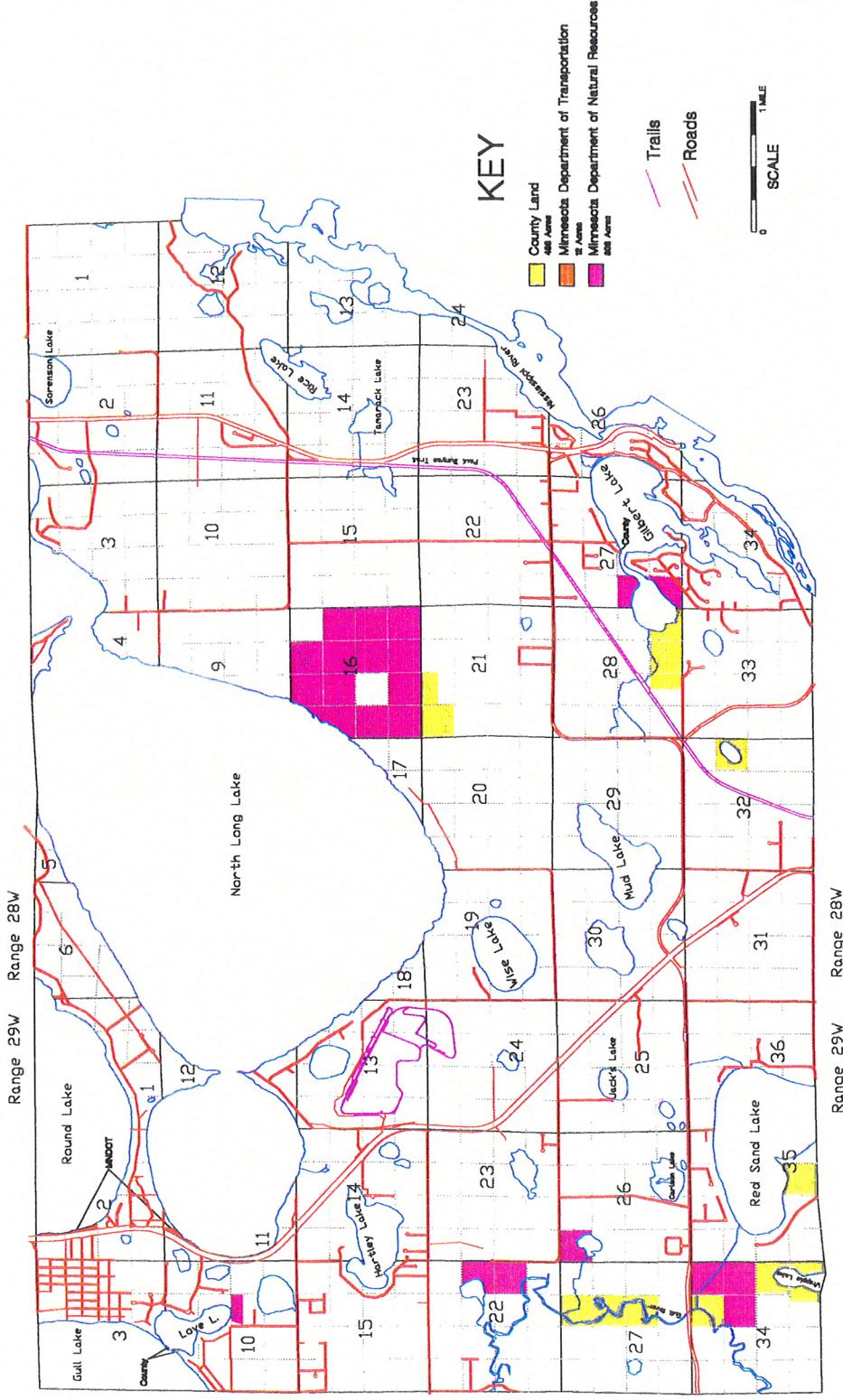
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111

Crow Wing County Unorganized Territory

PUBLIC LAND OWNERSHIP



Information Sources

Ownership information supplied by County Land Department
 Public Land Survey, right of way, and trails supplied by
 Crow Wing County Surveyor
 Shoreline and wetlands from National Wetland Inventory (USFWS)
 courtesy Minnesota Department of Natural Resources

Township 134N, Range 28W, 29W

WINDSETH
 SMITH
 NOLTING

B. Development

There were approximately 2200 dwelling units in Unorganized Territory in 1994. Three fourths are permanent and one fourth seasonal. Between 1981 and 1992 the number of dwellings increased about 25 percent, a rate of about one per week. Most high density development is concentrated between Gull, Round, and North Long Lakes. Another concentration is around Gilbert Lake (see Building Density Map).

The total value of land and buildings in Unorganized Territory in 1992 was about \$70 million.

C. Existing Transportation System

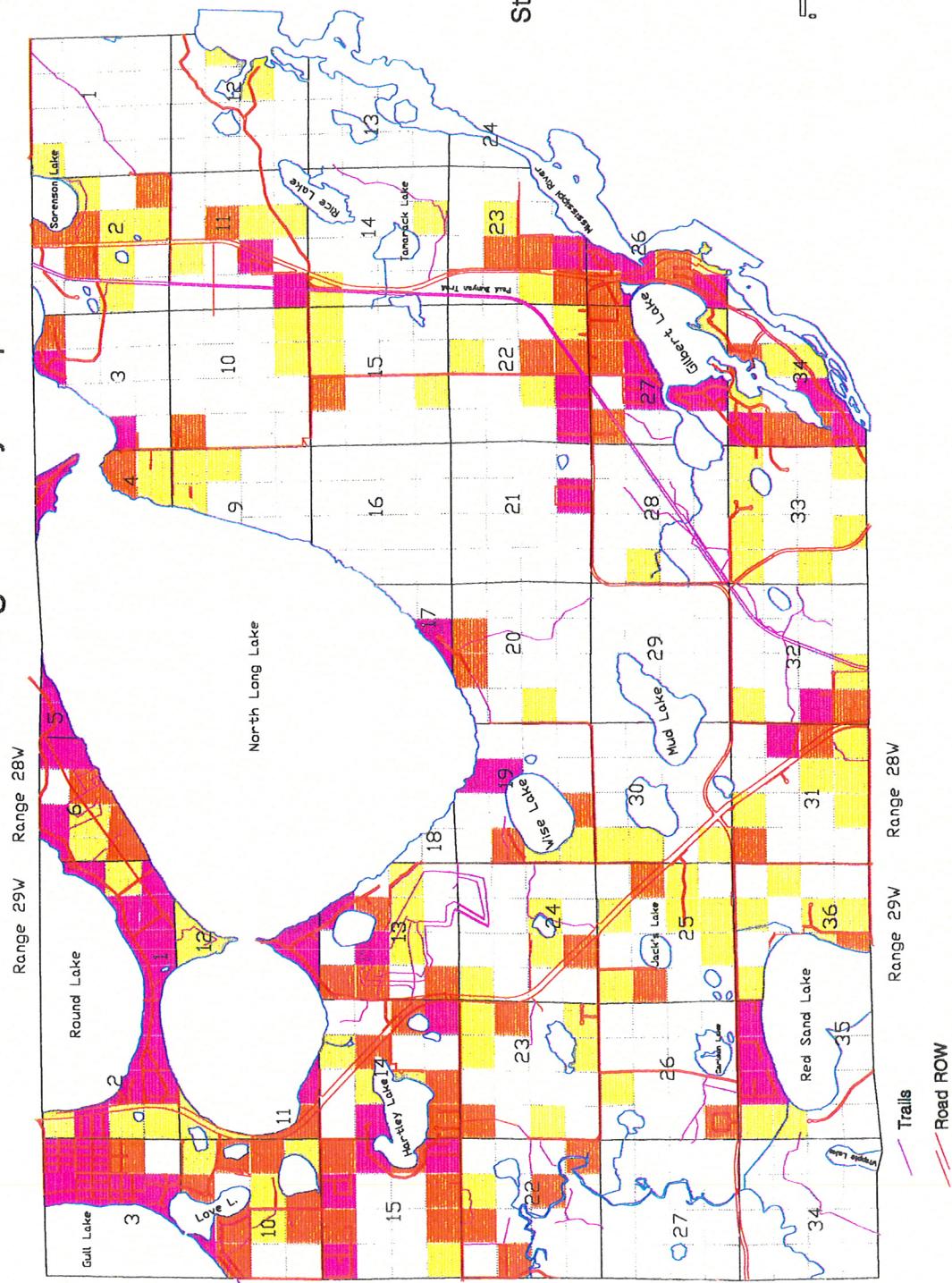
The major roads of Unorganized Territory consist of TH 371 and TH25. The major county roads are CSAH 49 and CSAH77 and Beaver Dam Road and Riverside Drive (CSAH 20). Other roads serve as neighborhood collectors.

D. Individual and Community Septic Systems

All of the development in Unorganized Territory is served by individual septic systems with the exception of a neighborhood system on the south point of North Long Lake. This system serves approximately 50 homes and transports sewage to a common drain field complex. This system is operated by local citizens and funded by a local taxing district. It can serve as a model for other Unorganized Territory neighborhoods to copy.

Crow Wing County Unorganized Territory

Building Density Map



Township 134N, Range 28W, 29W

WINDSETH SMITH NOELTING



SCALE 1 MILE

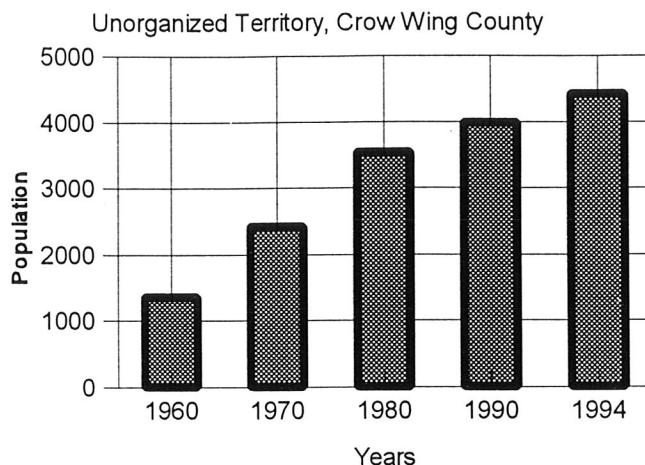
IV. POPULATION/ECONOMY

The area has been constantly growing since 1960 when it had a population of 1361. In 1990 the population was 3987. The population of Unorganized Territory in 1994 was approximately 4200. This is larger than most cities in Minnesota. The county comprehensive plan projects the Unorganized Territory to have up to 10,000 people in the year 2010. It is doubtful this

number can be reached without the extensive development of high density subdivisions and expansion of major infrastructure (highways and sewers).

Almost all business and commercial development in Unorganized Territory is adjacent to or near TH 371. There is very little commercial or business development along TH25 or CSAH 49.

Population Trends



Current data as of 4/97 shows population of the Unorganized Territory in excess of 5,000.

V. COMMUNITY GOALS AND SUSTAINABLE DEVELOPMENT

A. Development of Community Goals

The Unorganized Territory's Comprehensive Plan is being developed around the goal of **SUSTAINABLE DEVELOPMENT**. Sustainable Development requires a process of analyzing decisions in order to find a balance among economic activity, environmental requirements and the social needs of people. If this balance can be achieved, all three concerns can be sustained. We can work toward having the jobs and financial security we require, enjoy the benefits of a clean healthy environment and meet the social needs of society.

Sustainable Development encourages diversification and development of the economy in a way that provides stability and prosperity for communities. The goals of environmental protection and economic development need not be conflicting, but can, in fact, be mutually reinforcing. Environmentally sound and sustainable economic development emphasizes the promotion of diverse economic opportunities while protecting the productivity and diversity of natural ecosystems. There can be no sustained development without a clear commitment to preservation of the environment, and promotion of wise and efficient use of resources. But in the absence of appropriate growth and development, we cannot continue to protect the environment.

To implement the goal of Sustainable Development three objectives are called for.

Sustainable Development Objectives

- 1. Expand, diversify and improve income and job opportunities.**
- 2. Sustain and enhance resource productivity and improve the environmental qualities and aesthetics of unorganized territories.**
- 3. Enhance the quality of life of each resident and visitor.**

B. Commitment of Open Communication of Ideas and Information

The Unorganized Territory Comprehensive Plan Committee organized and facilitated meetings of groups of residents in Unorganized Territory representing various sectors of interests. These groups represented economic social and environmental sectors. Each of these groups was asked to contribute their ideas and expertise on how Unorganized Territory should develop. While meeting, each group was asked to operate in a Sustainable Development framework and review information objectively utilizing the following general principles:

Sustainable Development Principles

- 1. Think long term, about the quality of life of our children and grandchildren.**
- 2. Respect the opinion of others, everyone has something to contribute.**
- 3. Try to balance competing interests: economy, environment, and quality of life.**
- 4. Think global but act local.**

C. Focus Group Organization

There were five focus group meetings held. Each focus group meeting concentrated on one aspect covered in this comprehensive plan. Over 100 Unorganized Territory residents and neighbors participated in these meetings.

Focus Group Subjects

- A. Agricultural/Commercial Forestry**
- B. Commerce and Business Development**
- C. On-site Sanitary Sewer Treatment Systems**
- D. Recreation/Open Space/Public Lands**
- E. Residential Development**
- F. Transportation System**

Each meeting consisted of two parts: a factual introduction followed by a discussion period. First, the subject was introduced. For example, in the Residential Development focus group, information was presented on the location, density, settlement pattern, and growth rate of development. A discussion period followed where residents discussed the issues and opportunities raised by growth and change. Notes were kept of each meeting and all ideas raised at these meetings were reviewed by the Comprehensive Plan Committee.

As a result of the background and information gathered through the resource and development inventories, and through citizen involvement, the Unorganized Territory Comprehensive Plan Committee has developed a set of goals and recommended actions.

Appendix 1 -- lists dates of public meetings held on Unorganized Comprehensive Plan

VI. COMPREHENSIVE PLAN GOALS

The Comprehensive Plan has developed goals and recommendations organized around major land use activities. These activities are summarized in the following Land Use Map.

A1. Agriculture

| | |
|-------------------|--|
| Goal | Encourage appropriate AG uses that are compatible with the residential and commercial zoning districts. |
| Facts | <ol style="list-style-type: none">1. Most of the present agricultural land use and infrastructure is located in the southern part of the county, south of Brainerd.2. Irrigated agriculture is concentrated in four jurisdictions. Three are located in the southwestern part of the county: Fort Ripley, Crow Wing, St. Mathias Townships. One is located in the northwestern part of the county: Gail Lake Township. |
| Challenges | <ol style="list-style-type: none">1. Rural non-farm development raises agriculture land values and farmers' costs.2. When residential development occurs in agriculture zones, some farm uses become non-conforming such as feedlots.3. Large scale irrigation has led to many wells being contaminated in sandy areas of the state.4. Many feedlots and large scale poultry operations produce sewage equivalents to medium-sized towns and they may not have the necessary safeguards to protect the environment. |

Recommendations

1. Present farming operations within the community shall not be affected by these recommendations.
2. Discourage the expansion of intensive Agriculture.
3. State permitted irrigation systems and feedlots, including poultry feedlots, are not appropriate uses in Unorganized Territory. At the present time these uses do not occur in Unorganized Territory.
4. Permit non-traditional farming or small farm operations that are compatible with residential development.

A2. Commercial Forestry

Goal To preserve an adequate land base for forest production to support a healthy forest products industry.

Facts

1. Commercial forestry and its related manufacturing facilities are very important to the manufacturing employment base of Crow Wing County. These facilities account for almost one-half of the 2600 manufacturing jobs in the county. The principal products are pulp/paper, specialized building products, and dimension lumber.
2. The demand for forest wood product in the county is at the highest level in history, and that demand will be sustained.
3. The three most important suppliers of material to the forest product industries are: county forest lands, forest product industry lands, and small private forest land owners.

Challenges

1. Provide for and maintain usable and adequate access to commercial forest areas.
2. As rural residential development has increased, the assessed valuation of rural land has increased dramatically. The resulting higher land values put pressure on land owners to convert rural forest land to more intensive uses.
3. Some rural residential land owners object to resource utilization such as timber harvesting or gravel mining on lands near their residences, even if the lands are owned by another party and the use is allowed.

Recommendations

1. Encourage forest industry and private land owners to continue managing forest properties in Unorganized Territory using sustainable forest management practices for long term yield and public recreation use.
2. Allow clustering of rural residential development in forested areas.
3. Create a commercial forestry class or land preservation district in the county zoning ordinance.

4. Create a large minimum lot size, allowing higher densities of cluster development if common open space is managed under an approved forest management plan.

B. Commerce and Business Development

Goal: Encourage commerce and business development, but permit it only in areas zoned for the purpose and adequately served by roads and infrastructure.

Facts 1. Most business and commercial development is oriented to TH 371.

2. TH 25 is undeveloped or residential with the exception of two areas (see Land Use Map).

3. The largest single commercial development in Unorganized Territory is the Brainerd International Raceway.

4. Most commercial development has occurred without serious regulation of structure type, landscaping standards, or highway access control.

Challenges 1. There are some businesses operating out of homes in Unorganized Territory that have changed the character of residential neighborhoods.

2. Traffic on TH 371 is continuing to increase but there is little control of access from adjoining commercial property.

3. Much of the present development adjoining TH 371 is not well designed or landscaped.

4. There is no need for an industrial park in Unorganized Territory: the Territory lacks a sewer facility and sufficient industrial park space is available nearby.

Recommendations

1. Future commercial and business development in Unorganized Territory should be limited to locate within designated areas using well defined zoning criteria.

2. With the exception of areas already zoned commercial and parcels under conditional use all new commercial and business development should be concentrated in the vicinity of Hwy 371.
3. Commercial development needs to be divided into four district zoning classes:

General Commercial

Will form the majority of commercial development and be concentrated from the speedway (BIR) south to Baxter along TH 371.

Office and Service

Will be located on the south side of Unorganized Territory as a buffer between the General Commercial on TH 371 and the residential $\frac{1}{4}$ to $\frac{1}{2}$ mile off 371. Another area is west of State Highway 371 adjacent to North Long Lake.

Light Commercial

There will be only one Light Commercial zone allowed along TH 25 where it exists now.

Water Front Commercial

Maintain existing resorts.

4. Each of the commercial zoning districts needs to contain reasonable and enforceable standards for building design and appearance, landscaping, signage, and storm water management.
5. The major commercial zones up TH 371 should be planned to accommodate future municipal sewers and other utilities.
6. There needs to be strict enforcement of the home occupation standards of the zoning ordinance.
7. There needs to be strict limitation of agriculture conditional uses in Unorganized Territory. Along TH 25, rural residential is a more appropriate zoning class than agriculture because of the large number of special uses permitted under agriculture zoning.

C. Sanitary Sewer Systems

Goal To insure that all development is served by adequate, safe and cost effective sewer systems—individual, neighborhood, or community.

Facts 1. All development, with the exception of a neighborhood treatment facility centered on the south point of North Long Lake, is dependent on individual septic systems.

2. Most of Unorganized Territory has coarse sandy soils with water tables near the surface. These attributes make the area highly susceptible to ground water contamination.

3. There are approximately 2200 individual septic systems in Unorganized Territory. Many of these are in areas developed to urban densities.

Challenges 1. With over 2000 individual septic systems in Unorganized Territory and new systems being added at the rate of one a week, inspection needs are substantial.

2. In general, the physical resource of Unorganized Territory is not well suited to septic systems and drain fields (high permeability/high water table) yet it is the preferred method of sewage disposal.

3. The development in Unorganized Territory, though unsewered, is surrounded on both north (Nisswa) and south (Brainerd and Baxter) by sewer facilities. These facilities have the capacity to serve existing and planned development in Unorganized Territory. At the present time, there is no administrative vehicle to extend services other than annexation.

Recommendations

1. Because of the high density of development and high susceptibility of the resource, a periodic inspection program of individual septic systems needs to be instituted.
2. Any new subdivision with lots less than 2.5 acres will be required to design and build a central waste disposal system. The amount of higher density will be based on the site specific review which will include consideration of the amount of property in wetlands and bluffs.

3. On newly created lots, a building permit cannot be issued unless there is 2.5 acres. Of the 2.5 acres you will need 1.25 contiguous acres of high buildable land.
4. The area recommended for commercial zoning would best be served by a central system of some type.
5. The development of a central county sewer district should be seriously considered. This could include Brainerd, Baxter, Unorganized Territory, Nisswa, East Gull Lake, and possibly Crow Wing Township. This district would allow the orderly expansion of sewers into the developing and already developed areas of Unorganized Territory without the broad implications of annexation by the surrounding cities. A private utility could serve as a managing partner in this district.
6. Neighborhood or community sewers need to be designed for the most densely settled areas of Unorganized Territory - between Round and North Long Lake, Cinosam, and the area around Gilbert Lake.

D. Recreation

Goal To maintain adequate facilities and land and water base for diverse quality outdoor recreation for all socio-economic levels.

Facts

1. Levels of recreational use for many activities are high in relation to surrounding counties; two examples are hunting and fishing.
2. Recreation use by both residents and non-residents has increased significantly, but the resource base available has not increased.
3. Most of the recreation takes place on public lands and waters and is concentrated in shoreland areas.

Challenges

1. Most prime lakeshore in Unorganized Territory is now developed. Present and future development pressure is concentrating on lesser value lakeshore where fish and wildlife values are high. Programs are needed to preserve some lakeshore from development.
2. Water use is increasing but the size of the water resource is not. Per acre pressure from fishing, boating, personal watercraft and sailing are projected to continue increasing. There will be a need to more intensively manage water surface use.
3. There is a shortage of recreation areas adjacent to high quality lakes.
4. There is a need to preserve public shoreland open space for future facilities.

Recommendations

1. All potentially beneficial uses of county and state land should be cataloged and the relative suitability of each parcel of county land for each use should be inventoried. This should include an inventory of gravel resources. The present county forest inventory can serve as a good beginning for this effort. Protect, maintain and manage the current public land and future newly acquired public land in Unorganized Territory..
2. Utilize the county land base to set up public/private partnerships to develop additional recreational facilities. One example would be to use the public land on Round and North Long Lakes for public shoreland recreation and trail development. Another example is the public land bordering Mackay Road on the south side of Gilbert Lake.
3. Develop a fund for the purpose of recreational development in the Unorganized Territory.
4. Develop and tie together the various trail systems using the Paul Bunyan State Trail as the backbone.
5. Encourage coordinated local access to the Paul Bunyan Trail.
6. Plan for adequate parking and trail service areas where major county roads cross the Paul Bunyan Trail such as at CSAH 49 and Beaver Dam Road intersection.

7. Develop appropriate zoning setbacks to the Paul Bunyan Trail.
8. Develop and maintain a detailed but easily obtained Unorganized Territory inventory and map. The map and inventory containing public and recreation sites, should also include timber tax land available for public use.
9. Aggressively implement programs to maintain or improve water quality standards.
10. Encourage reasonable access to the lake resource through public water access and utilization of resorts. Complete an inventory of all types of existing public accesses to lakes and rivers.
11. Encourage non-boat use of lake and river resources by providing: scenic overlooks, shore land walkways, fishing piers and auto parkways.
12. Encourage full development and private support of the Paul Bunyan Nature Center and the Arboretum as major natural parks of Unorganized Territory.

E. Residential Development

| | |
|--------------|--|
| Goal | To insure that residential development is carried out as wisely as possible, and that it does not needlessly despoil the amenities of open space and scenery upon which it is based. |
| Facts | <ol style="list-style-type: none"> 1. Most of the residential growth is in rural settings along lakeshore or public roads. 2. Most of the growth utilizes private wells and septic systems. 3. Many people desire to live by and maintain a natural looking landscape, but don't own enough of the resources to control their wishes. 4. A significant part of the residential development is at densities of at least one dwelling per two acres. Over time, these densities usually require a form of central sewer to protect ground water resources. |

Challenges

1. Most of the buildable lakeshore is developed.
2. Much of the rural residential development is oriented to the high-speed rural road network. This creates pedestrian safety problems and makes it hard to upgrade and widen roads to needed standards. This pattern also cuts off back land from future development.
3. Much of the undeveloped land in Unorganized Territory north of CSAH 49 is near wetlands, has a high water table, and is, therefore, not well suited to urban development.
4. In geologic situations similar to Unorganized Territory, urbanization at normal urban densities has resulted in substantial lowering of the surface and ground water levels.

Recommendations

1. Allow cluster development concepts already in place in the shoreland zones to be used for detached housing in all rural locations. These developments can emphasize preservation of natural resources, common sewage disposal fields, service roads, and common open space.
2. Limit driveways on to major rural high-speed roads. This will encourage the development of frontage roads or internal street networks.
3. Limit densities of newly platted land to 2.5 acres or greater per dwelling unless central sewer systems are part of the development. This density and sewer design should protect water quality.
4. Whenever new subdivision occurs, the subdivider must provide for usable access to all subdivided lots.

F. Transportation System

| | |
|-------------|--|
| Goal | To improve, preserve, manage, and maintain a safe, efficient, and high quality highway and residential neighborhood transportation system. |
|-------------|--|

| | |
|--------------|--|
| Facts | <ol style="list-style-type: none">1. Highway usage has increased greatly in the last 20 years and that increase will continue. 2. The increased traffic is concentrated in Unorganized Territory because traffic between the growing lake district north of Unorganized Territory and the growing employment base of Brainerd/Baxter funnels through the area. Most of this traffic uses TH 25 and 371, and uses CSAH 49 and Riverside Drive to connect the major north/south state highways. 3. Much of the present development fronts directly on roadways with driveways connecting directly to high speed roads rather than frontage roads. 4. Even in high density areas, most roads are built to rural standards. 5. There is no control of aesthetics on the major thoroughfares through Unorganized Territory. There are no effective landscaping, billboard, or architectural standards. The cities on either side of Unorganized Territory (Baxter and Nisswa) tightly control billboards and require landscaping of developments. |
|--------------|--|

| | |
|-------------------|--|
| Challenges | <ol style="list-style-type: none">1. Traffic counts on TH 25 have reached levels requiring an upgraded roadway and CSAH 49 will soon reach a level requiring upgrading. There is a need for a signaled intersection at TH25 and CSAH 49. 2. There is inadequate present right-of-way or setback standards governing development along roads that will soon need major expansion. 3. There is a problem along CSAH 49 where residential development is close to the road on the east end and the road has increasing amounts of high speed traffic. |
|-------------------|--|

Recommendations

1. Based on current and projected traffic counts TH 25 and CO RD 49, may need to be upgraded in the future. In anticipation of this upgrade planning consideration should be given to:
 - A. Building setbacks
 - B. Frontage Roads

- C. Right-of-ways
- D. Infrastructure/utilities

2. An overall plan for expansion of frontage roads on TH 371 is needed. Part of this can be accomplished by clarifying and converting private frontage road easements into public easements or ownership and transferring maintenance responsibility to public authority.
3. Do not widen the traffic lanes on C.R. 127 between North Long Lake and Round Lake, but if possible add bike paths and utility Right of way for future development.
4. Upgrade Riverside Drive to safely handle traffic.
5. Beaver Dam Road needs to be upgraded to handle both existing and projected traffic loads and where possible redirect Riverside Drive traffic on to Beaver Dam Road and Co Rd. 49.
6. The county needs to incorporate bike and walking paths when roads are built, or at a minimum incorporate or buy right-of-way when the road right-of-way is acquired. An ideal design would be to put bike/walking paths 20 to 30 feet from the main roadway.
7. A county highway access policy needs to be established for roads that carry high speed through traffic and collector roads. Driveway access to through roads and collector roads needs to be part of the platting process.
8. The TH 371 strip between Brainerd and Nisswa should be a showcase for the area. We need to develop tools to enhance natural beauty through landscaping and parking standards, and by enhancement of wetlands and special landscaping.
9. No additional off site billboards shall be constructed in Unorganized Territory.
10. There is need to develop corridor management plans for vegetation management along public roads. The plan should include recommendations for vegetative screening, public information and management for scenic vistas.
11. This plan recommends additional roads in areas that need

alternate outlets, due to high density development, (ex. Mckay Rd.).

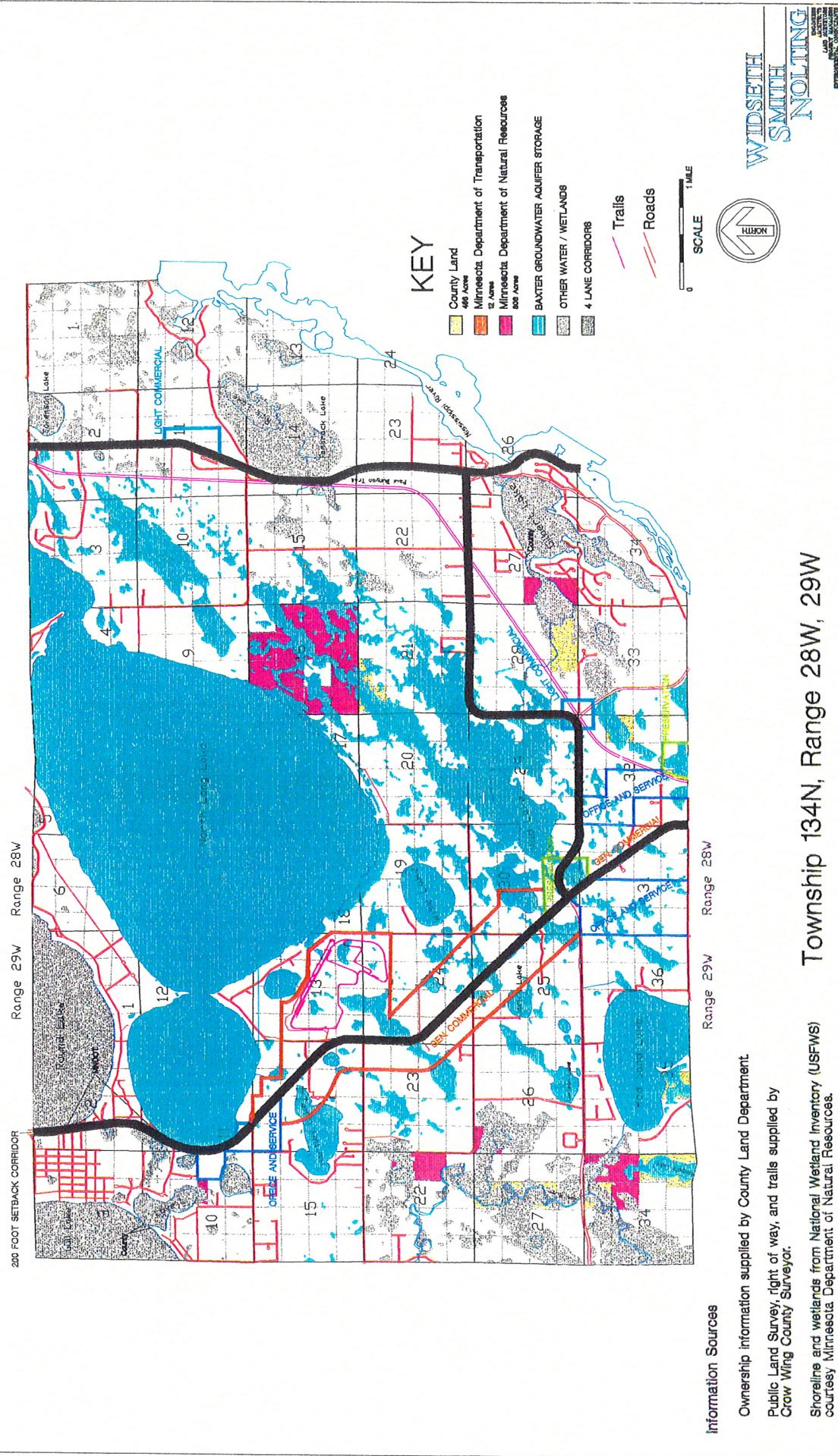
VII. LAND USE MAP

The Comprehensive Plan Committee has developed a land use map for Unorganized Territory. This map recommends limiting commercial zones to TH 371 and two areas on TH25. It divides commercial zones into four subclasses: general commercial, light commercial, office and service, and water front commercial.

Highlights of the Plan Represented on the Map:

- The plan recommends preservation and prioritization of the wetlands and designates most of them as aquifer recharge areas. This will allow other uses of wetland for additional compatible functions such as storm water retention, nutrient entrapment, and dredging for improved wildlife habitat. In addition, it will permit deepening of wetlands along TH 371 to create amenity value to benefit commercial and service uses.
- The plan calls for retention of existing public land and for development of specific public parcels for public recreation use.
- Two highway corridors are designated for transportation upgrade, (TH25, and CSAH 49). These corridors can be preserved by early right-of-way acquisition and adequate building setback requirements.
- A comprehensive frontage road plan for TH 371 needs to be developed and similar consideration to TH 25.
- The plan calls for a minimum of 2.5 acres on new residential lot sizes.
- The Paul Bunyan Nature Center and the Arboretum land needs to be zoned for preservation.

Crow Wing County Unorganized Territory Land Use Map



VIII. UPDATING THE COMPREHENSIVE PLAN

Recommendations

Unorganized Territory needs to continue the process of long range planning through a County Board appointed citizen based task force working with the Planning and Zoning Department and other county departments. This task force should develop a work program to implement the recommendations of the comprehensive plan. Priorities in the work program should include:

Comprehensive Plan Work Program Priorities

1. Develop zoning map
2. Joint planning between LGU's and county
3. Commit to Sustainable Development
4. Involve the business community
5. Improve information collection and management
6. Update plan periodically

1. Begin development of a zoning map utilizing the Comprehensive Plan Land Use Map, and drawing on the expertise of the Planning Commission and the Board of Adjustment. As part of this effort the task force should work to make standards and enforcement practices more equal between different units of government, especially on lakes in more than one jurisdiction.
2. Foster integrated planning efforts between local units of government and the county to enhance growth management. One recommendation is to facilitate periodic meetings of local government officials and staff regarding common issues of mutual concern and to coordinate data collection and planning efforts. In addition, cooperative joint proposals for capital to address agreed-upon challenges/solutions enhance the chances of success.
3. Maintain a commitment to the principles of Sustainable Development through an ongoing process of open communication of ideas and information. The comprehensive planning task force organized and facilitated meetings of groups of Unorganized Territory residents representing various sectors including economic, social, and environmental interests. These groups should be encouraged to continue meeting on a periodic basis to discuss comprehensive planning issues.
4. Coordinate plan update needs with the business community.

5. Devise a work program to develop a system of key indicators that allows for better management of change. The work program should encourage all adjacent government units to build into each permit issued (building permits, septic system permits) a land parcel identification number from the county tax record so an overall record of development changes can be generated. Also, relate the land parcel number to a geographic referencing system for automated mapping. And finally, there needs to be a set of simple key local indicators such as employment statistics, traffic counts, and retail sales that can be collected on an ongoing basis. A byproduct of this system should be the development of a standardizing set of county resource and development information and maps that every plan can draw upon. This will lessen the up-front development costs of both present and future planning and development efforts, and make the information always available for easy use and reference.
6. The task force should draft a biannual report that would be given to the County Board to inform them of any potential updating needs that may be required with the comprehensive plan.

APPENDIX 1

SUMMARY OF PUBLIC INPUT IN PLANNING PROCESS UNORGANIZED TERRITORY COMPREHENSIVE PLAN COMMITTEE

PUBLIC MEETINGS OF COMMITTEE

AUG 1994
SEPT 1994
OCT 1994
NOV 1994
DEC 1994
JAN 17 1995
FEB 21 1995
MAR 20 1995
APRIL 17 1995
MAY 22 1995
JUNE 19 1995
SEPT 27 1995
APRIL 16 1997
APRIL 23 1997
APRIL 30 1997
MAY 14 1997
MAY 21 1997
MAY 28 1997

FOCUS GROUP MEETINGS

MARCH 7 1995
APRIL 4 1995
APRIL 6 1995
MAY 2 1995
MAY 4 1995

PUBLIC HEARINGS JUNE 29 1995, JULY 11 1995, OCT 17 1995
PUBLIC MEETING DEC 12 1995 (3 COUNTY COMMISSIONERS PRESENT)
PUBLIC MEETING JUNE 12 1997

COUNTY BOARD OF REVIEW OF PLAN JULY 25, 1995

OTHER GENERAL MEETINGS WERE INCLUDED IN PUBLISHED COUNTY AGENDAS
IN THE OFFICAL PAPER

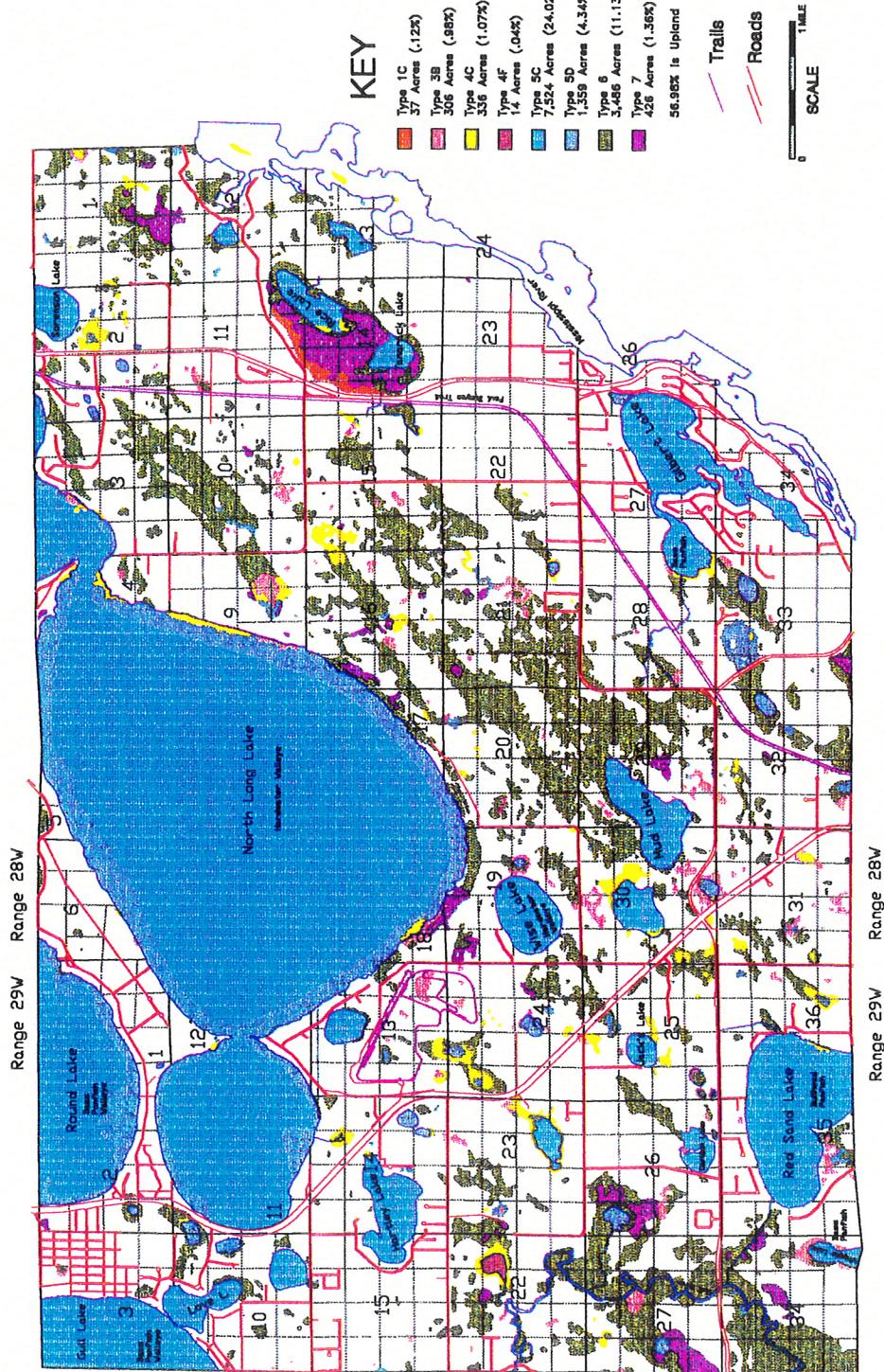
PUBLIC HEARING NOTICES WERE IN OFFICIAL FORMAT

SEVERAL SMALL ARTICLES APPEARED IN LOCAL NEWSPAPERS

BOLD ADS WERE PLACED FOR THE LAST TWO PUBLIC MEETINGS

Crow Wing County Unorganized Territory

Wetland Resources



Information Sources

Public Land Survey, right of way, and trails supplied by
Crow Wing County Surveyor.

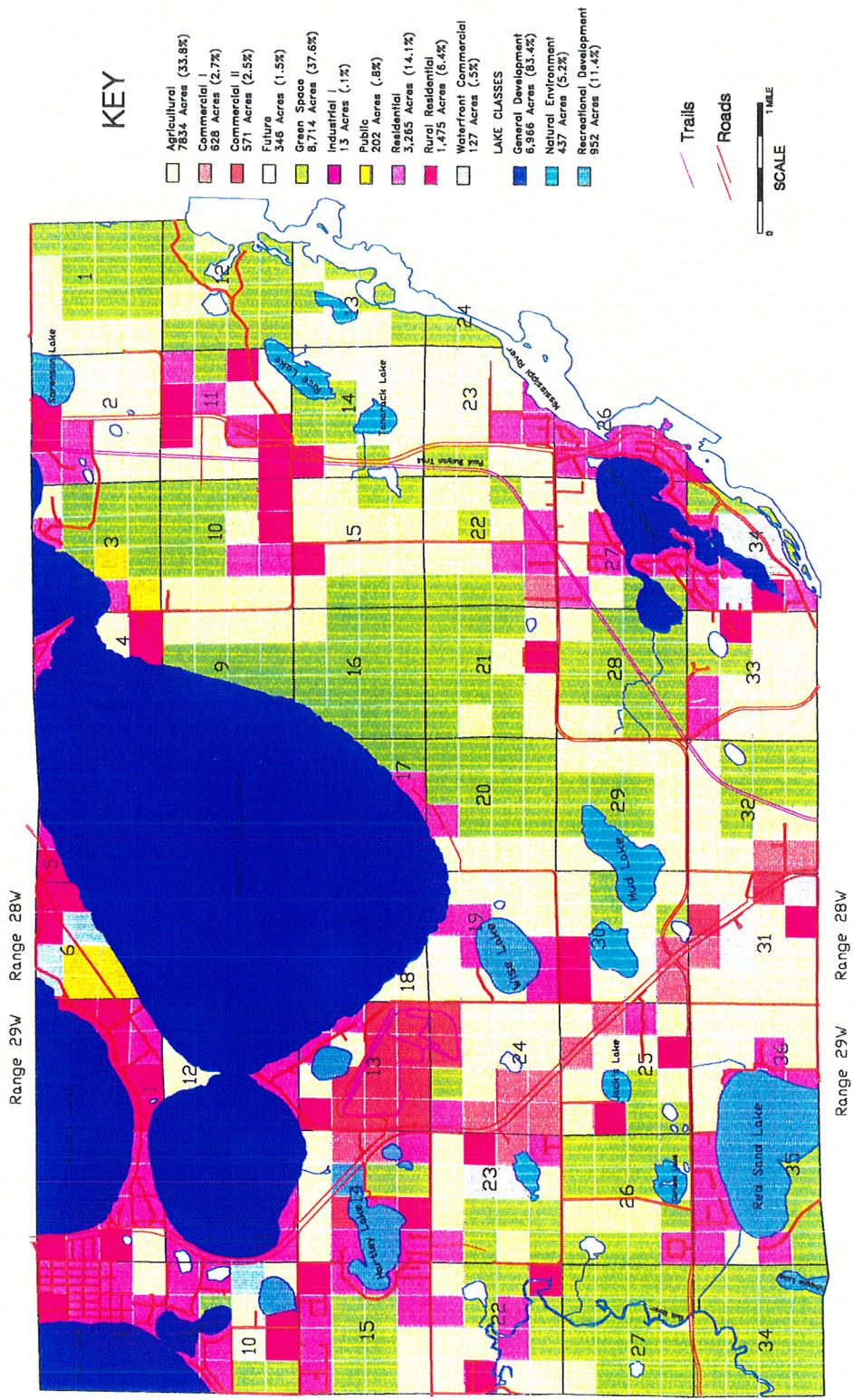
Shoreline and wetlands from National Wetland Inventory (USFWS)
courtesy Minnesota Department of Natural Resources.

Township 134N, Range 28W, 29W

WILDESEHE SINITIATION



Crow Wing County Unorganized Territory Dominant Zoning



Township 134N, Range 28W, 29W

WILDSETH
SMITH
NOLTING

LAND SURVEYORS
PLANNERS
DESIGNERS
ARCHITECTS

Shoreline and wetlands from National Wetland Inventory (USFWS)
courtesy Minnesota Department of Natural Resources.

