

Windemere Township



Comprehensive Plan

December 2008

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A COMPREHENSIVE PLAN FOR WINDEMERE TOWNSHIP 2008

Township Council Members

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Planning Commission Members

Tom Olson, Chair
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INTRODUCTION

Legal Authority

The authority to develop and execute a comprehensive municipal plan for the Township of Windemere by the Windemere Town Board of Supervisors is granted in Minnesota Statutes, Chapter 462.351 through 462.356. This plan shall replace the most recent Windemere Township Land Use Plan dated November, 1986.

Purpose of the Comprehensive Plan

The Windemere land use plan is a township document which acts as a planning tool to aid in future decisions about the physical growth and development of the township. The plan has set forth the objectives of the township with respect to land use.



Windemere Town Hall

The plan itself is the first stage of the planning process that a community undertakes.

Following the adoption of the land use plan, Windemere will adopt a zoning ordinance to enforce the plan. The difference between the land use plan and a zoning ordinance is that the former sets forth the objectives and goals of the community with respect to land use, while the latter enforces the land use plan through regulatory measures.

The Windemere land use plan is broken into four main areas. First, there is a brief history of the Township. Second, an inventory and analysis of land use characteristics is discussed. Third, there is a goal and policy statement, and fourth, a procedure for plan implementation is provided.

Zoning is established by dividing the township into various zone districts. A zoning ordinance identifies what uses are permitted in each zone district, as well as those uses which are

permitted only pursuant to a conditional or special use permit. Each zone district will have its own acreage and setback requirements. Ideally, as is the case here, first the land use plan is developed and passed on by the township and then the zoning ordinance is adopted.

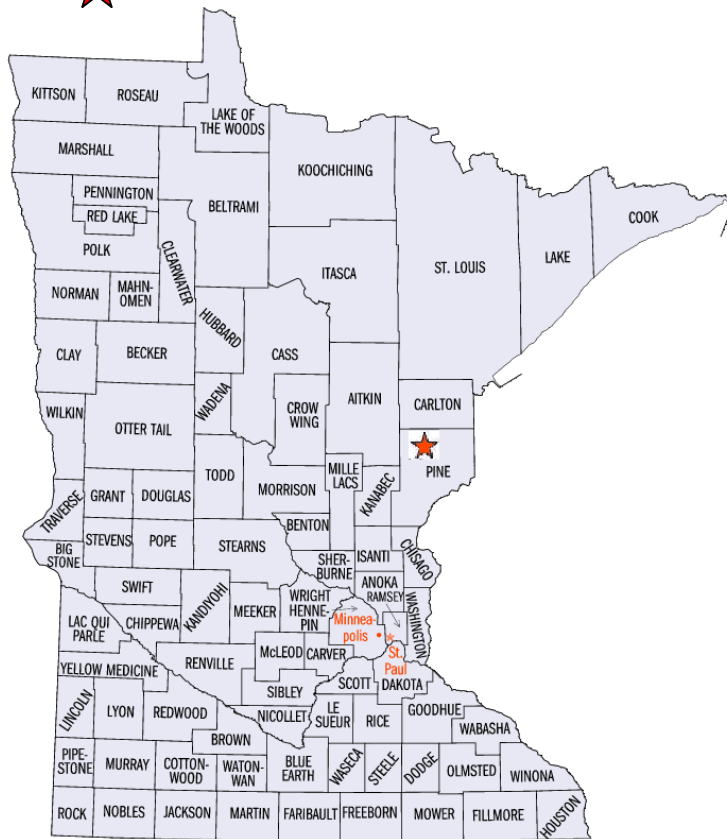
BACKGROUND

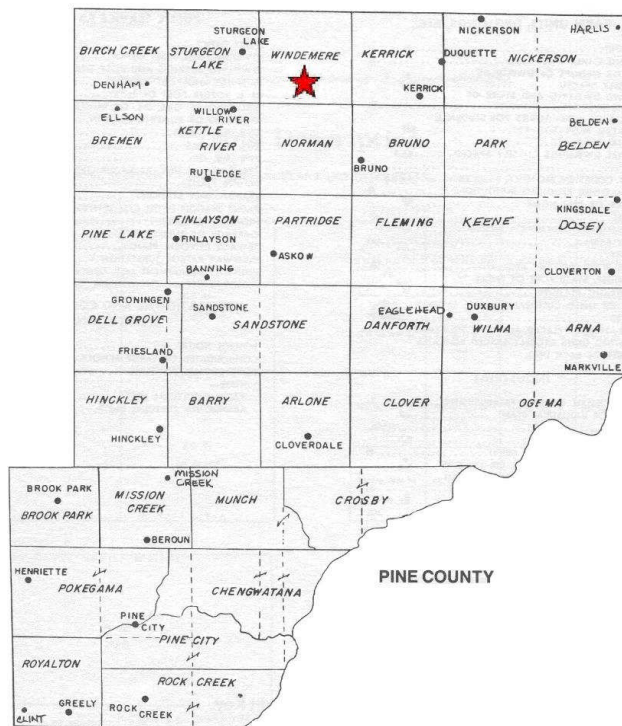
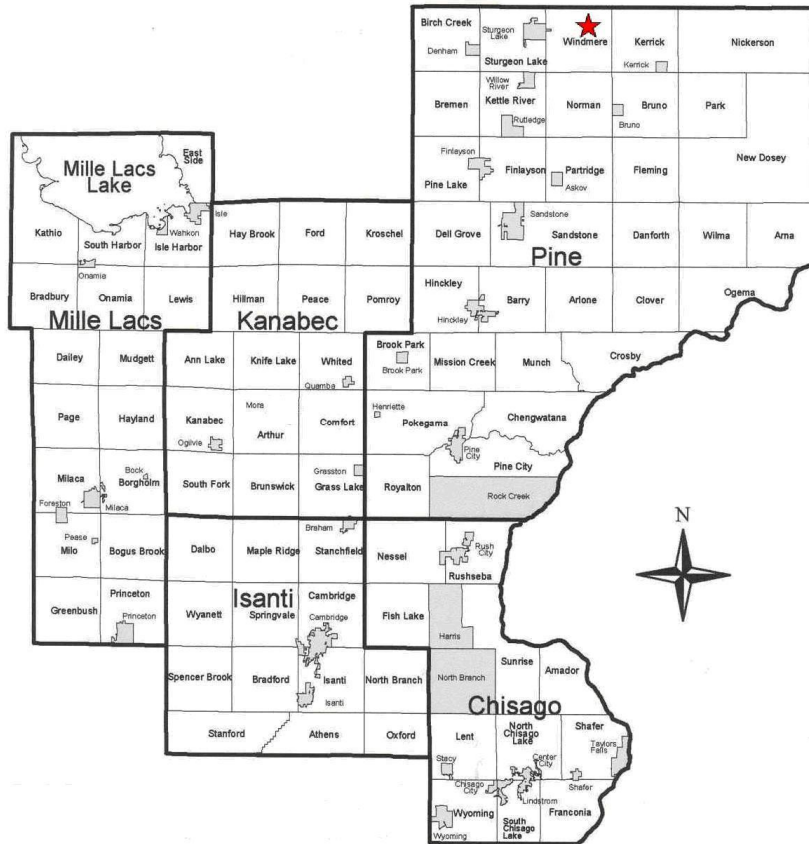
Location

The Township of Windemere is located in northern Pine County, approximately five miles east of the City of Sturgeon Lake. The township is approximately one hundred miles north of the Minneapolis-St. Paul metropolitan area and fifty six miles southwest of Duluth.

LOCATION

Windemere Township





History

The settlement of the area now known as the Township of Windemere in Pine County, Minnesota was a direct result of the lumber industry which was well underway by 1860. The Township itself was not organized until January 3, 1882. Its first school was built some time around 1889, which is now the Windemere Town Hall.

The timber industry reached its peak in the area including Windemere Township between approximately 1870 and 1894. While the September, 1894 Hinckley fire missed the northern part of Pine County, and thus Windemere Township, the Township was not so lucky with respect to the Moose Lake fire of 1918 which burned throughout much of the Township.



Rural road

The 1918 Moose Lake fire together with the decline of the lumbering industry was the cause of the transition from logging to farming in the Township. Thus, by 1920, dairy farming was the predominant land use in the Township. Up until around 1940, the Township continued to experience population growth, but after 1940 due in part to the mechanization of agricultural operations and the exodus of the populace from the rural areas to the urban areas, the township's population commenced a period of erratic growth and population decline. This unstable period continued for the next 30 years. Since 1970, however, the population decline has been halted somewhat by the growth of the "seasonal population" around the lakes in the township.

DEMOGRAPHICS

The knowledge of an area's population characteristics is an essential component of the planning process. By analyzing population census data, it is possible to estimate future land use patterns, housing demands, economic development trends, and the need for future community facilities.

Windemere Township experienced a population decline from 1930 to 1970 (Tables 1 and 2). Commencing in 1970, the population decline halted, and by 2000, the population had increased to its highest census level with a total population of 1,489. It is estimated that the population in 2006 is 1,512 which is a 1.54% increase from 2000 (Table 3). According the the Sate Demographer, it is projected that Windemere Township population will increase to 2,209 by 2035 (Table 4). Population increase is mostly due to the increase of the seasonal population in the Township during the summer and fall.

Table 1 - Historic population growth

Jurisdiction	1930	1940	1950	1960	1970	1980	1990	2000	2006 Estimate
Windemere Township	528	489	392	374	511	915	972	1,489	1,512
Moose Lake Township	548	1,063	1,206	1,577	1,170	1,237	1,239	956	1,035
Moose Lake City	742	1,432	1,603	1,514	1,400	1,408	1,206	2,239	2,445
Pine County	20,264	21,478	18,223	17,004	16,821	19,871	21,264	26,530	28,355
Carlton County	21,232	24,212	24,584	27,932	28,072	29,936	29,259	31,6712	34,220
Minnesota	2,253,953	2,792,300	2,982,483	3,413,864	3,805,069	4,077,148	4,375,099	4,919,479	5,231,106

Source: U.S. Census Bureau – 2000

Table 2 – Percent change in population

Jurisdiction	1930-1940	1940-1950	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000
Windemere Township	-7.4	-19.8	-4.6	36.6	79.1	6.22	53.19
Moose Lane Township	94.0	13.5	30.8	-25.8	5.7	.16	-22.84
City of Moose Lake	93.0	11.9	-5.6	-7.5	0.6	-14.35	85.66
Pine County	6.0	-15.2	-6.7	-1.1	18.1	7.1	24.76
Carlton County	14.0	1.5	13.6	0.5	6.6	-2.26	8.24
Minnesota	8.9	6.8	14.5	11.5	7.1	7.31	12.44

Source: U.S. Census Bureau - 2000

Table 3 - Population Projections

City/Township	Estimate	Extrapolation					
	2,006	2,010	2,015	2,020	2,025	2,030	2,035
Windemere township	1,512	1,682	1,834	1,970	2,086	2,152	2,209
Moose Lake city	2,445	2,872	3,400	3,857	4,256	4,577	4,877
Moose Lake township	1,035	1,066	1,077	1,076	1,066	1,058	1,049
Pine County total	34,220	36,950	39,630	41,950	43,860	45,300	46,580
Kanabec County total	28,355	30,660	32,600	34,320	35,740	36,450	37,030

*Extrapolation- Average of middle values of 4 methods, controlled to county projection

Source: Minnesota State Demographic Center – 10/07

Taken together, current and future population growths indicate significant growth of the township especially older adults (Table 5). This trend can have a significant impact on existing and future housing developments, as well as, may impact the ability of the township government to raise the necessary funding to complete township projects and replace necessary infrastructure. Future planning should take into account residential development concerns.

Table 4 - Number of Persons by Age

Age	All Persons	Total Pct
0 to 19 years	340	22.8
20 to 49 years	505	33.9
50 to 64 years	334	22.4
65+	310	20.8
Total Population	1,489	

Source: Minnesota Demographic Center
2000 Census

Table 5 - Persons by Age and Gender

	Male	Female	All Persons
Median Age	46.6	46	46.3

Source: Minnesota Demographic Center
2000 Census

Population trends for Windemere Township were developed by the United States Environmental Protection Agency, (EPA) Region V, Chicago, Illinois, and found in their Draft Environmental Impact Statement on the Proposed Wastewater Treatment System for the Moose Lake-Windemere Sanitary District for Pine and Carlton Counties, Minnesota.¹⁰ The results of the study prepared by the U.S. Environmental Protection Agency shows that "...(t) the total population for the Township for the year 2006 is estimated to be 1,512. The projected increase in total population from 2000 to 2006 is 1.54%. See tables 3-14, 3-15, 3-16 and 3-17. Source: U.S. Census Bureau – 2000

Employment and Income

2000 Census information indicated that over 55% of Windemere Township residents were employed. The average travel time for residents is 27.8 minutes. There are 443 residents, 39%, that have acquired a high school diploma with another 11.5% that obtained a bachelor's degree.

Table 6 - Sex by Employment Stats for the Population 16 Years and Over

	Population 16 and Over	
	Data	Pct
Total:	1,234	100.0
Male:	629	51.0
In labor force:	377	30.6
Not in labor force	252	20.4
Female:	605	49.0
In labor force:	312	25.3
Not in labor force	293	23.7

Source: Minnesota Demographic Center – 2000 Census

Table 7 - Travel Time to Work

Average travel time to work (minutes)	27.8
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Source: Minnesota Demographic Center – 2000 Census

Table 8 - Sex by Education Attainment for the Population 25 Years and Over

	Data	Pct
Total	1,135	100.0
No schooling completed	4	0.4
Nursery to 6th grade	2	0.2
7th and 8th grade	56	4.9
9th grade	20	1.8
10th grade	25	2.2
11th grade	32	2.8
12th grade, no diploma	37	3.3
High school graduate (includes equivalency)	443	39.0
Some college, less than 1 year	95	8.4
Some college, 1 or more years, no degree	190	16.7
Associate degree	55	4.8
Bachelor's degree	130	11.5
Master's degree	27	2.4
Professional school degree	19	1.7
Doctorate degree	0	0

The 1999 average Per Capita Income was \$21,346; 1999 Household Income \$43,625 and 1999 Family Income was \$49,583. Thirty-six percent of households earned between \$50,000-\$99,999. Table 9 illustrates income comparisons between Windemere and Pine County and Minnesota. Windemere Township's per capita incomes has increase 89.8% since 1989, while Pine County per capita income has increased 82.9% and Minnesota has increased 61.2%. Median household and family incomes have risen significantly since 1989.

Table 9 - Median Family Income, Household Income and Per Capita Income

Area	1999			1989		
	Family Income*	Household Income*	Per Capita Income	Family Income*	Household Income*	Per Capita Income
Windemere Township	\$49,583	\$43,625	\$21,346	\$27,667	\$24,471	\$11,244
Pine County	\$44,058	\$37,379	\$17,445	\$26,131	\$21,191	\$9,538
Minnesota	\$56,874	\$47,111	\$23,198	\$36,916	\$30,909	\$14,389

*Media Family and Household Incomes

Source: Minnesota Demographic Center – 2000 Census

Table 10 - Percentage of Pine and Carlton County population residing in Windemere and Moose Lake Townships

Jurisdiction	1950	1960	1970	1980	1990	2000
Windemere Township (Pine County)	2.2	2.2	3.0	4.6	4.5	5.6
Moose Lane Township (Carlton County)	4.9	5.6	4.2	4.1	4.2	3.0

Source: Minnesota Demographic Center – 2000 Census

Permanent and seasonal population projections for Windemere Township were developed based on the housing unit projections (Tables 3-15 and 3-16). The total population for the year 2000 is estimated to be 3,621 which includes 1,503 (41.5%) permanent residents and 2,118 (58.4%) seasonal residents (Table 3-17). The projected increase in total population over the planning period is 47.7%. The permanent population is projected to increase by 64.3% while the seasonal population is projected to increase by 37.9%. The population around Island Lake is projected to increase by 39.9% and the population around Sturgeon Lake is projected to increase by 41.9%. The greater amount of developable lakefront property around the other Township lakes is indicated by the projected population increase in ED 503 of 53.6%.

Table 11 - Permanent population projections within Windemere Township

Location	1980	1990	2000
EL 504 ^a	329	429	532
Island Lake	153	200	246
Sturgeon Lake	100	131	172
Outgoing Areas	76	98	114
ED 503	586	764	971
Windemere Township	915	1,193	1,503

^aPopulation projections for 1990 and 2000 are based on 2.384 persons per household as derived from 1980 census data and include a vacancy factor.

^bPopulation projections for 1980 and 2000 are based on 2.178 persons per household as derived from 1980 census data and include a vacancy factor.

Table 12 - Seasonal population projections within Windemere Township, 1980 to 2000

Location	1980	1990	2000
ED 504	777	1,017	1,023
Island Lake	261	339	333
Sturgeon Lake	465	615	630
Outlying Areas	51	63	60
ED 503	759	993	1,095
Windemere Township	1,536	2,010	2,118

^aPopulation projections for 1990 and 2000 are based on 3.0 persons per household.

Table 13 - Combined seasonal & permanent population projections - Windemere Township

Locations	1980	1990	2000
ED 504	1,106	1,446	1,555
Island Lake	414	539	579
Sturgeon Lake	565	746	802
Outlying Areas	127	161	174
ED 503	1,345	1,757	2,066
Windemere Township	2,451	3,203	3,621

^aAn additional 120 seasonal residents are projected for the YMCA Boys Camp on Sturgeon Lake. This projection will remain constant to the year 2000.

TOPOGRAPHY AND NATURAL RESOURCES

Topography - Windemere Township is located in the northern part of Pine County. It is bordered on the north by Carlton County, on the south by Norman Township, on the east by Kerrick Township, on the west by Sturgeon Lake, and on the southwest by Kettle River Township.

The topography of the Township is the result of glacial activity. Generally, the area is relatively flat with some slight fluctuations.

Soil - The soils surrounding Island Lake and the northeastern parts of Sturgeon Lake were formed in glacier till and contain relatively high proportions of silt and clay (e.g. Duluth Series). The soil surrounding Rush and Passenger Lakes and the southern shores of Sturgeon Lake were formed in glacier outwash and are primarily sandy in texture (e.g., Omega Series). These zones are characterized as soil associations; the Duluth-Dusler association to the north, and the Omega-Nemadji association to the south (USDA, General Soil Map, Pine County, 1970).

One feature of soils which is important in the planning process is the ability to support on-site sewage disposal systems. Based on a mailed questionnaire survey by the U.S. Environmental Protection Agency in the early 1980's, the objective of which was to (a) determine the types of on-site systems that are in use in Windemere



Local Lake

Township, (b) the kinds of problems or malfunctions that residents have experienced with those systems, and (c) the frequency of system maintenance, it was determined that of the 54 septic system owners, 32 reported problems with their septic systems. The problems included backup of wastes into the house, odorous waste surfacing at the tile field, and backup of waste and odorous water. These problems reflect the fact that the soils found in Windemere Township have one or more properties which are unfavorable for sewage systems, and thus require a special design or maintenance. The soil restrictions have important implications for future development in the Township. Consequently, soil conditions and limitations must be seriously considered as one important element in land use control.

LAND USE

The historical land use in Windemere Township was lumbering replaced by farming, and today there exists a mixture of forest, farming, and seasonal recreational use in the Township. It is estimated that 20% of the land in Windemere Township is designated as state forest, 38% agricultural and 42% recreational. There are approximately 1,512 (residents in the Township. The Township has no industry, no urban areas and no cities. Figure 3-14 prepared by the EPA shows a chronology of the twentieth century events and trends in Windemere Township.

In 1930, there were 116 producing farms in Windemere Township, which accounted for 13,055 acres of land, 3,395 acres of which were in crop production (U.S. Department of Commerce 1929, 3-64/65). Today there are 57 farms of which 29 are actively being farmed by the owner and 20 of which are actively being farmed by third-parties. There are seven farms classified as hobby farms and one vacant farm. The total farm acreage has decreased since 1930 from 13,055 acres of land to 8,891 acres. Most of the farms engage in crop production. The remainder of the farms are in dairy herd production.

There has been limited commercial development in Windemere Township. What commercial establishments there are can be found throughout the township interspaced with residential dwellings, etc.

In some cases this mixture may create a land use problem for the



Hayfield

residential dwellings. It is this type of problem which this Plan will attempt to

address. Further, future development of commercial enterprises in the Township must also be addressed, not only as to where commercial activity should be located, but also with respect to the nature and type of commercial development desired. Related to this is the regulation of signs. Again, this is the type of problem which this Land Plan will attempt to cover.

Housing

The housing in Windemere Township includes both year-around and seasonal dwellings. According to the 2000 Census, there are 1,347 housing units; 640 of these are occupied and 707 are vacant of which 673 are seasonal. This majority of seasonal dwellings does produce unique problems for the township including population instability, seasonal service demands and unrealistic land use values. Also, this increase in seasonal development has triggered potential sewage and water problems in and around the lakes due to back lot development thereby emphasizing the need for land use control.

Another major problem associated with housing in the township is the use of recreational vehicles as residential dwellings. The township has no building regulations establishing the minimum size, skirting, type of foundation, or other requirements designed to protect substandard housing within the township.

Table 14 - Housing Units

	1970	1980	1990	2000	1990-2000 Change	
					Actual	Percent
Housing Units	587	919	1,226	1,347	121	9.87
Households	--	338	384	640	256	66.67

Table 15 - Number of Occupied and Vacant Housing

	Windemere Township	Moose Lake Township	Moose Lake City	Pine County	Carlton County
Total	1,347	750	628	15,353	13,721
Occupied	640	366	577	9,939	12,064
Vacant	707	84	51	5,414	1,657
For Rent	1	3	8	76	101
For Sale only	7	1	8	149	84
Rented or sold, not occupied	2	1	5	48	60
For seasonal, recreational or occasional use	673	64	9	4,574	1,099
Other vacant	24	15	21	567	313

Source: Minnesota Demographic Center – 2000 Census

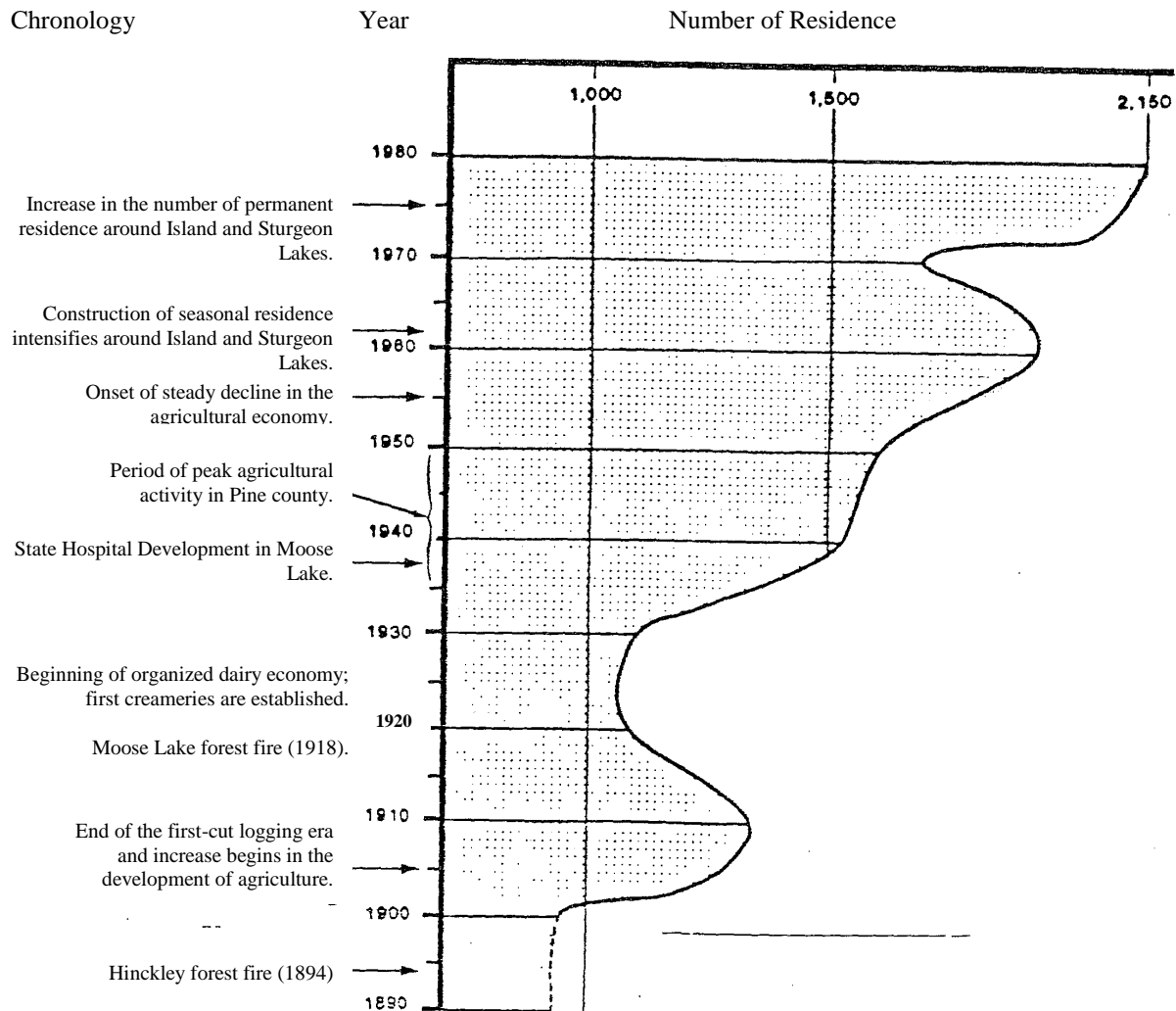
The median monthly owner costs for housing units is \$984 while housing units without a mortgage is \$264. The average monthly owner costs is a mortgage is \$1,066 and without is \$278.

Table 16 - Median and Average Selected Monthly Owner Costs for Specified Owner-Occupied Housing Units

	Median Monthly Owner costs	Average Monthly Owner Costs
Housing Units with a Mortgage	\$984	\$1,066
Housing Units without a Mortgage	\$264	\$278

Source: Minnesota Demographic Center – 2000 Census

Chart 1 - A chronology of 20th century events and trends in Windemere Township, Pine County, Minnesota



Transportation

The private automobile remains the primary mode of township transportation. County Highway CH10 and CH46 are the major, paved all weather thoroughfares. Interstate 35 (I-35); is a limited access highway and facilitates accessibility north to Duluth and south to Minneapolis and beyond. There is a full traffic interchange on 1-35 at CH46. Although most of the other roads are either sand or gravel surface, the annual average daily traffic is equal to or greater than the annual average daily traffic on other roads for which data were available. The average daily traffic on I-35 within Pine County increases from north to south. indicating heavier traffic away from Duluth. On State Highway 61, the main thoroughfare to Moose Lake, the average daily traffic increases from south to north indicating heavier traffic toward Moose Lake. Generally, there is a good roadway transportation system within the Township except that many roads around the lake plats could be improved.

Table 17 - Means of Transportation

Type of Transportation	Number
Total	635
Car, truck or van	592
Public Transportation	0
Motorcycle	0
Bicycle	0
Walked	15
Other Means	0
Worked from home	28

Source: Minnesota Demographic Center – 2000 Census

Recreation and Open Space

As can be seen, the population trend in Windemere Township has been halted in large part because of the seasonal population increase in the township during the summer months. This trend of people from the urban areas coming to the rural areas for their recreational needs has been increasing since



Local Lake

1970. This is one reason why land use controls must be implemented because of development density. Unless adequate land use controls are implemented, there will be continued congestion around the lakes necessitating increased need for pollution control as well as police and fire support. At the present time, fire protection within the township is marginal. Fire protection is provided pursuant to a contract with the City of Moose Lake. Zoning would help alleviate some of these problems.

DEVELOPMENTAL CONTROLS

Windemere Township does have an overall zoning ordinance in effect to control development and Pine County has adopted a Subdivision and Platting Ordinance as well as a Shoreland Management Ordinance both of which are administered by Pine County and the Township. The Shoreland Management Ordinance was adopted pursuant to the Minnesota Shoreland Management Act of 1969 and affects all land within 1,000 feet of a lake, pond, or flowage and within 300 feet of a river or stream. In rural areas, the Act applies to all lakes over 25 acres in area and to rivers and streams with drainage areas in excess of 1,280 acres.

The purpose of the Shoreland Management Act and the accompanying local regulations is to control development alongside lakes, rivers, and streams so that the natural resource values of the water body are maintained to the greatest of three categories - Natural Environment, Recreational Development, and tributary river segments. The different classifications control the kind of intensity of development by regulating uses, building and sewer setbacks, and minimum lot sizes. The minimum development standards for unincorporated, unsewered and sewerred areas around recreational development lakes are found in the Windimere Township Zoning Ordinance.



Hayfield

Future Development Potential

Although water-related recreation and similar amenities continue to attract new residents, the focus of the demand generated by the natural resource values of the project area lakes appears to be shifting. According to the 1980 census, the population growth rate exceeded the growth rate for new housing units during the 1970. This means that some seasonal homes were converted to year-round



Local Farm

residences and that more homes were built for permanent use than for seasonal, recreational use. This most recent trend apparently is a result of retired people moving to the area on a permanent basis, and the desire of some people to live in a high amenity, rural area and commute long distances to work. Continued growth of the non-retired permanent population will be significantly influenced by several external factors including the regional economy, the price of gasoline, and long-distance commuting costs.

Much of the lakeshore development activity within the service area over the last 30 years has been concentrated around Island and Sturgeon Lakes. As a result, there now is a limited supply of vacant lakefront lots around these two lakes. Based on a house count and examination of plat maps and tax records, it is estimated that there are approximately 40 vacant lakefront lots around Island Lake and approximately 25 vacant lakefront lots around Sturgeon Lake. This estimate does not reflect development constraints such as wet soils, steep slopes, lack of road access, or other natural features. If current growth rates are maintained, both of these lakes will become "built-out" during the planning period. After this occurs, it is possible that some housing demand will continue in this area and will translate into development around the smaller lakes in the service area (e.g., Rush and Passenger Lakes), in the second-tier or back lots, or around other small, less desirable lakes in outlying areas.

Sewage System

Except for the northwest corner of the Township, there is no public sanitary sewer system in the Township. The Moose Lake-Windemere Sanitary District established in 1977 does in fact operate the sewer line located in the Northwestern part of the Township. The most common and widely utilized on-site sewage disposal system is obviously the septic tank, leaching field and mounds. Due to the saturation or "building-out" of the land areas around the lakes, this type of sewage system may soon become incapable of handling the increased usage, again necessitating adequate land use control.

Governmental Services

There are presently no schools in the Township. The Township itself functions under the Township form of Government, and is classified as a rural township. Under this format, the Township's decision making and official business is the responsibility of a three-member board of supervisors and a town clerk. The Township provides road maintenance to its township roads with the remainder maintained by the county or state. No other township services are



Windemere Town Hall

GOAL AND POLICY STATEMENTS

The Township of Windemere and its elected officials will use this document when making many land use decisions during the next decade. Planning will be based on sound land use practices that protect the natural resources and residents' general welfare. The purpose of goals and policies is to give guidance and enable the public officials to make sound policy rather than other means. By following this plan, the Township officials can be insured of balanced decisions based upon sound planning concepts.

The following goals and policies reflect the views of the citizens of Windemere Township toward future development. They should be reviewed frequently by the elected officials to see if development matches the goals and policies. If warranted, changes should be made to reflect changing attitudes.

NATURAL ENVIRONMENT

Goal: To protect and preserve the natural environment of Windemere Township's lakes, rivers, streams and wetland areas in a manner consistent with existing development patterns and the guide plan.

Policy 1: Encourage enforcement of all applicable shoreland and wetland regulations.

Policy 2: Assist with the enforcement of the county ordinances, involving the placement of well, septic tank and other soil absorption systems, near water courses and wetlands.



Local Shoreland

Policy 3: Prohibit the encroachment by filling or other development into drainage courses.

Policy 4: Do not allow the filling of wetland and low areas without careful analysis of the consequences on the hydrology of the area and the impact on wildlife.

Goal: To encourage the use of natural and open space lands in a manner that will not lead to the elimination of natural habitat.

Policy 1: Allow for large lot sizes in certain areas of the Township and uses that preserve forest and wooded lands.

Policy 2: Encourage the reforestation of areas harvested by commercial loggers.

Policy 3: Discourage the clear cutting of forested areas without a specific plan for reforestation or reclamation of the land.

Goal: To protect public lands including ponds, forests and trail systems through proper controls and ordinances while allowing for their use by residents and visitors.

- Policy 1: Enforce Township controls covering forests and trail systems that encourage their development and funding.
- Policy 2: Establish a system where all tax forfeit lands and public ownership lands are identified and properly used for the benefit of the Township residents.
- Policy 3: Assist local public and civic groups with tree planting programs in public lands.

AGRICULTURE

Goal: To preserve areas now dedicated to farming use and to encourage the continued use of agricultural lands within the Township.

Policy 1: Establish, within the zoning ordinance, specific areas for agricultural land use.

Policy 2: Protect agricultural lands from encroachment by sound land use controls within and adjacent to agricultural zoned lands.



Local Hayfield

Goal: To maintain the family farm as an integral segment of the Township's economic strength.

Policy 1: Establish and encourage programs that support family farm policies including support programs and financing mechanisms.

RESIDENTIAL

Goal: To provide for all housing types in the Township consistent with Windemere development patterns.

Policy 1: Establish zoning districts within the Township that allow for various density requirements.

Policy 2: Discourage lot development of less than 1 acre unless adequate means of water and sewer can be provided.

Policy 3: Plan for the upgrading of substandard housing.

Policy 4: Allow for various housing types which vary in cost and size therefore allowing all family income levels.

Policy 5: Plan for the approval of manufactured housing enabling owners of such housing a development similar to conventional housing.

Goal: To establish areas within the Township for residential development according to the level of public services in place or anticipated.

Policy 1: Encourage the development of housing areas which will provide sanitary and water services.

Policy 2: Encourage the formal platting of lots and blocks where public services can be provided in a logical manner.

Policy 3: Encourage large lot development where public services and utilities are not planned for.

Goal: To allow for recreational residential development in those areas where such development will not adversely affect the natural environment or water quality.

Policy 1: Encourage recreational or seasonal residential development in those areas where proper sanitary and water services can be provided.



Local Lake

Policy 2: Encourage the enforcement of the applicable shoreland standards regulations which regulate recreational development on lake and river shores.

Policy 3: Discourage recreational residential development in areas where the environment would be damaged or harmed through improper development.

Policy 4: Discourage the use of multiple dwelling units or structures on lots incapable of providing suitable sanitary, water and other services.

Policy 5: Consult with the local Soil Conservation Service and Department of Natural Resources personnel and Army Corps of Engineers on all residential developments of four or more lots where applicable.

COMMERCIAL

Goal: To provide for suitable areas in the Township where commercial development can take place and be accessible to the greatest number of residents.

Policy 1: Encourage and zone properly, areas within the Township where development of commercial activity will be centered rather than scattered throughout the Township.

Policy 2: Develop commercial centers where public services, including main travelled roadways, utilities, and other public functions occur.

Policy 3: Discourage commercial development where residential home values and residents will be adversely affected.



Windemere Township Storage Shed

Goal: To develop a commercial area at the intersection of Pine County Highway 46 and Interstate 35 and/or other suitable areas approved by the Township.

Policy 1: Zone suitable land within the area for development of commercial activity.

Policy 2: Plan for the development of public services in this area including access, and potentially public utilities if warranted.

Goal: To encourage the continued development of seasonal commercial uses on the Township's lakes to serve the residents and visitors.

Policy 1: Establish suitable areas within the Township for seasonal commercial land use.

Policy 2: Permit such land uses in areas that are accessible to the public.

Policy 3: Seek out site assistance from qualified agencies on major Lakeshore developments involving the development of 10 or more acres.

RECREATIONAL

Goal: To provide for suitable areas within the Township for public open space developments.

Policy 1: Encourage preservation of those unique natural areas for public open space use and provide for special protection areas.

Policy 2: Utilize where ownership permits, stream banks, lake shores and similar property for recreational purposes.



Local Lake

Policy 3: Develop park areas that will have the greatest impact on the Township residents and visitors.

Goal: To encourage and assist with the development of a recreational trail system linking natural areas within concentrated development and other natural areas.

Policy 1: Promote the use of public trails developed by the State of Minnesota.

Policy 2: Encourage the development of private multi-purpose trails linking public areas or other sections of the Township.

Policy 3: Encourage purchase of easements through private property for trail systems.

Goal: To encourage, through local land use control, private land use developments which are recreational in nature and will serve the general public.

Policy 1: Provide zone classifications for private recreational land.

Policy 2: Promote the development of waterfront recreational land use development.

INDUSTRIAL

Goal: To provide suitable areas within the Township for Industrial development which will not impact existing development or cause harmful environmental effects.

Policy 1: Permit industrial use to locate in the Township that will not have an adverse impact on residents or the environment.

Policy 2: Disallow those industrial uses that will adversely impact traffic patterns, groundwater supplies, or unique natural areas.

TRANSPORTATION

Goal: To maintain the established system of roads and highways within the Township in a manner consistent with safety and efficiency.

Policy 1: Maintain and improve all roadways according to an improvement plan approved by the Township.

Policy 2: Seek the consultation and support of County and State highway officials with regard to road and highway improvements, if necessary.

Policy 3: Reduce and eliminate all areas of conflict between motorized, non-motorized and pedestrian traffic.



Field

Goal: To provide new transportation corridors (roads, highways) to areas where new development can occur thereby strengthening the tax base.

Policy 1: Encourage developers to construct township standard roadways into new developments.

Policy 2: Follow the developed transportation plan of the county and seed meaningful road projects that will aid the Township residents.

Policy 3: Permit the new construction of roadways that will link areas of the Township together.

HISTORICAL

Goal: To protect and preserve the historical landmarks in the Township for education and cultural purposes.

Policy 1: Discourage development that could disturb or destroy known Indian mounds.

Policy 2: Encourage the preservation of the location of the "Military Road" by identifying its route, where possible.

IMPLEMENTATION

The land use plan, as noted in the Introduction, is merely the planning tool for the township to follow for the future physical growth and development of the Township. The zoning is a legal device used to implement the plan policies and goals. The following recommendations suggest procedures and policies which can be used to implement the Township of Windemere Land Use Plan. Recommendations which are necessary to implement the plan are as follows:



Local Lake

Recommendation 1: Design a zoning ordinance and map in order to maintain and promote the concepts of the land use plan.

Suggested zoning districts with comments are listed below:

Agricultural:

Uses would be limited to agricultural of all types with single family dwellings. The purpose would be to retain the rural character of the Town of Windemere, especially in those areas where denser developments would be economically and/or environmentally unfeasible for the Town.

Forest:

Uses would be limited to those in conformity with protecting and preserving the natural environment of Windemere Township's lakes, rivers, streams and wetland areas.

R-1 Residential:

To maintain and promote the character of rural areas in the Township, to protect the functional integrity of roads, and to limit suburban development in a manner consistent with Township planning objectives.

R-2 Residential:

To provide for moderate development on minimum one acre parcels while maintaining a rural character.

R-3 Residential:

To provide for high density development, suburban style living in existing platted areas.

Commercial:

The commercial district shall allow most commercial uses, but strict, town created and controlled designed standards should be enforced. This procedure will insure a unified and pleasing appearance of the commercial node. Moreover, this procedure will be in line with the proposed action of other communities, along the 1-35 corridor.



Hayfield

The Town will find it necessary to allow continued operation of existing commercial enterprises and other uses outside of the designated areas. These will be allowed as legal non-conforming uses under the zoning ordinance.

Overlay Zone:

This zone will incorporate all the elements of the Pine County Shoreland Management Ordinance. An overlay zone maintains the existing zoning but may provide additional standards and restrictions, if any, to protect an environmentally sensitive area.

These recommendations would satisfy most of Windemere's zoning needs. However, as conditions in the Township change, the zoning ordinance will need to be re-examined and updated.

EFFECTUATION

SEC. 1 A public hearing was held by the Town of Windemere Planning Commission on November 11, 2008.

SEC. 2 The Town of Windemere Planning Commission recommended to the Town Board of Supervisors by written recommendation dated November 11, 2008 that this Land Use Plan be adopted as the official municipal plan for the Town of Windemere.

SEC. 3 Supervisor Young moved the adoption of this Land Use Plan, and Supervisor Ring duly seconded the motion and it was adopted on the following vote:

Yeas: Young, Ring & Strandlie

Nays: —

Absent: —

Abstain: —

SEC. 4 This Land Use Plan shall take effect and be in full force on the 4th day of December, 2008, upon its adoption by the Town Board of Supervisors for the Town of Windemere.

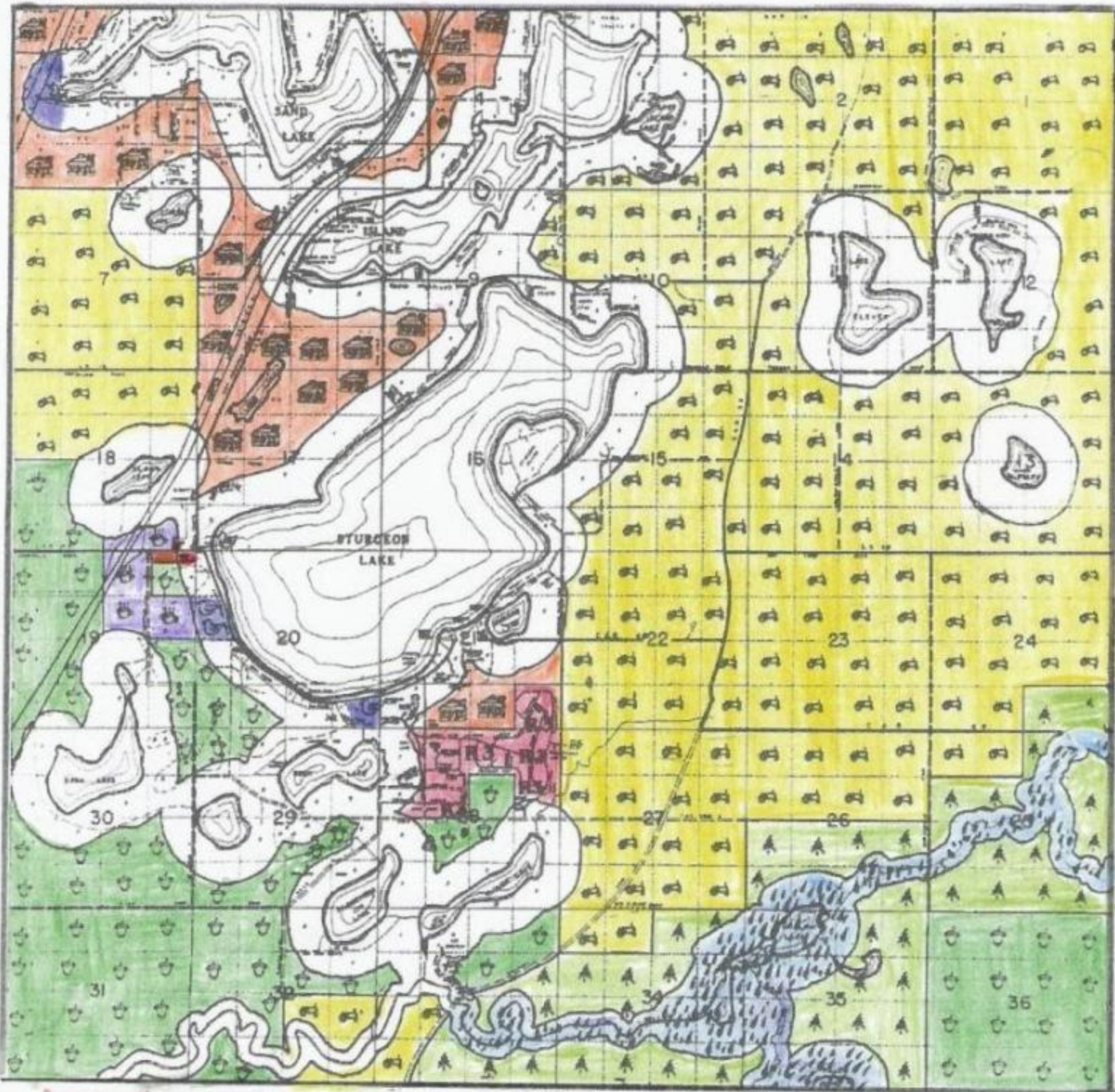
This Land Use Plan was declared adopted by the Town Board of Supervisors on the 4th day of December, 2008.

Clair E. Strandlie

Chair of the Board of Supervisors

Nancy R
Attest: Township Clerk

MAP OF WINDEMERE



	R2	RESIDENTIAL RURAL
	R3	HIGH DENSITY RESIDENTIAL
	A	AGRICULTURAL
	C	COMMERCIAL
	P1	FOREST MANAGEMENT DISTRICT
	F2	SPECIAL PROTECTION DISTRICT

MAP
 OF
WINDEMERE
 TOWNSHIP
 PINE COUNTY
 MINNESOTA

SHORELANDS	
	RESIDENTIAL
	WATER ORIENTED COMMERCIAL
	SPECIAL PROTECTION DISTRICT

(1) Shaded "Shoreland" means land located within the following distances from public water: 1,000 feet from the ordinary high water level of a lake, pond, or flowage, and 500 feet from a river or stream, or the landward extent of a flood plain designated by Ordinance as a river or stream, whichever is greater.
 (2) Water oriented commercial locations: 1)Derfuss's Sand Lake Resort 2)Sea-By Mobile Court & Camping 3)Red Oak Inn 4)Ray & Marge's Resort 5)Edwards Campground