

## 11.0 RECOMMENDATIONS

### 11.1 INTRODUCTION

This chapter focuses attention on providing recommendations for land use decision-making and implementation of the Bayfield County Land Use Plan. **The intent of these recommendations is to support and tie together the Bayfield County Land Use Plan and town plans.** The plan itself is advisory; and specific policies can only be implemented using a variety of regulatory and non-regulatory tools applicable to development review, county programming, and publications that serve to inform the public and effect positive change and voluntary measures. The plan's narrative, goals, objectives, policies, implementation strategies, and maps provide the fundamental guidance and direction in addressing the future needs of Bayfield County.

This chapter includes specific recommendations for future land use over the 20-year planning period. County recommendations are based on the broad countywide goals and objectives and the recommendations contained in the individual town land use plans. Recommendations of the individual town plans are included in this section under the "Local Land Use Planning" section.

Additionally, this section of the plan will describe the specific actions required to carry out the land use plan, including general land use guidelines, potential tools which may be used to assist the county in achieving land use goals, potential funding sources and implementation techniques, and general administration and follow-up to the plan.

### 11.2 BAYFIELD COUNTY LAND USE PLAN GOALS AND OBJECTIVES

Bayfield County Land Use Plan Steering Committee developed a series of goals and objectives related to housing, transportation, rural character, natural resources, recreation, economic development, and the planning process. Future land use decisions should be based, in part, on the framework of this section of the land use plan. Plan objectives, many of which are very specific in defining the action steps required to achieve plan goals, should be viewed in conjunction with the proposed future land use recommendations. Plan goals and objectives are not specific to any land use designations; consequently, these recommendations must be considered in conjunction with the broad recommendations for each respective land use category.

#### 11.2(a) Housing

*GOAL 1: Meet the diverse housing needs of Bayfield County residents.*

**Objective 1:** Promote an adequate supply of safe, decent, and sanitary housing in price ranges and types affordable to all residents.

- A. Explore the potential for the development of a Community Land Trust program to encourage the development of permanently affordable housing.

- B. Seek Community Development Block Grant (CDBG), Home/Housing Cost Reduction Initiative (HCRI), Wisconsin Housing and Economic Development Authority (WHEDA), and other funds to make improvements to homes in need of repair.
- C. Encourage development of criteria on property maintenance.
- D. Explore sources of funding for affordable housing.

**Objective 2:** Develop housing in areas where there would not be negative impacts on the county's natural resources.

- A. Encourage cluster development practices in an effort to preserve green space and limit negative impacts on the environment.

**Objective 3:** Encourage housing development in areas where services such as sewer, water, and essential shopping services are available.

**Objective 4:** Explore the development of assisted living quarters to assist existing and future needs of aging residents in Bayfield County.

- A. Encourage the Bayfield County Housing Authority to examine the need for development of assisted living quarters in the county.

**Objective 5:** Examine the potential for Bayfield County home rehabilitation funds (weatherization) to be housed within the Bayfield County Housing Authority rather than the Ashland County Housing Authority.

## 11.2(b) Transportation

*GOAL 1: Provide for a safe, efficient, and environmentally sound multi-modal transportation system that provides personal mobility for all segments of the population and promotes and supports the economy of the county.*

**Objective 1:** Support the efforts of towns, villages, and cities within the county to provide safe and efficient local road, highway, trail, water, and air transportation systems.

- A. Encourage local units of government to maintain and implement their respective transportation plans.
- B. Coordinate all existing and future transportation facilities to provide a seamless multi-modal transportation system.

**Objective 2:** Promote a multi-modal transportation system consisting of trails, roads, highways, waterways, and airfields.

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<sup>1</sup> **Multi-modal:** encompassing all modes of transportation.

- A. Coordinate discussions with local units of government, Wisconsin Department of Transportation, and Department of Natural Resources, where appropriate, to examine possible uses before developing future transportation improvements.

**Objective 3:** Promote cooperation and coordination between state, counties, cities, tribes, villages, and towns in developing the county multi-modal transportation system.

- A. Coordinate local government land use plan recommendations to provide a seamless multi-modal transportation system.

**Objective 4:** Provide a safe and efficient multi-modal transportation system for the movement of people and goods that minimizes environmental and social impacts.

- A. Protect historic, scenic, scientific, and cultural sites when constructing new or improving existing transportation facilities.
- B. Map and identify historic, scenic, scientific, and cultural sites to assist in future planning of multi-modal transportation systems.
- C. Minimize the development of roadways through environmentally sensitive areas.
- D. Where strip commercial development occurs, construction of frontage roads to serve these businesses should be developed rather than allowing multiple accesses along the roadway.
- E. Develop guidelines that provide examples of frontage road development.
- F. Manage right-of-way vegetation in ways that improve safety, aesthetics, enhance the environment, control undesirable vegetation, minimize the use of herbicides, and control erosion.

**Objective 5:** Encourage the use of abandoned railroad right-of-ways, which are publicly owned, for future multi-modal transportation uses.

**Objective 6:** Promote the continued use of public transportation throughout the county.

- A. Continue to support public transportation, such as the Bay Area Rapid Transit (BART).
- B. Examine route changes to make transit more accessible to persons needing service.

**Objective 7:** Promote and encourage the designation of State Trunk Highway 13 and other highways as designated scenic byways in accordance with town land use plans.

**Objective 8:** Maintain a safe and efficient county transportation system that meets the county's needs.

- A. New and expanded transportation corridors and facilities should occur only after full consideration of compatibility with town, village, city, county, and state plans and all environmental concerns have been addressed.
- B. Encourage local jurisdiction to adopt development regulations that incorporate accepted design standards for all transportation facilities.
- C. Work with Department of Transportation to review access management control along State Trunk Highway 13 in accordance with the new requirements of TRANS 233.
- D. Maintain and implement a Bayfield County Transportation Capital Improvements Plan.
- E. Maintain and upgrade transportation facilities in accordance with need.
- F. Work cooperatively with Department of Transportation on the development of the six-year highway program.
- G. Explore ways for local municipalities to participate in the development of the State's Highway Signage Plan.
- H. Integrate the land use plan, zoning ordinance, and economic development plans along with standard engineering concerns (e.g., drainage, soil types, load bearing capabilities) for locating industries needing 12-month trucking services in the county. Use this information to develop design requirements for county roads and for coordinating with the towns' road systems.

*GOAL 2: Support the expansion of U.S. Highway 2 from a two-lane to a four-lane highway through Bayfield County extending from Superior to Hurley.*

### 11.2(c) Rural Character<sup>2</sup>

*GOAL 1: Diverse cultural, natural, aesthetic, archeological, and historical characteristics, which cumulatively make Bayfield County unique shall be preserved, maintained, and promoted.*

**Objective 1:** Identify, map, and evaluate the unique cultural, natural, aesthetic, archeological, and historical sites.

**Objective 2:** Support organizations that are working to preserve unique cultural, natural, aesthetic, archeological, and historical sites.

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<sup>2</sup> **Rural Character:** Defined as the combination of natural and manmade features that portray the traditional form and preserve the traditional function of the rural landscape. In Bayfield County, rural character is manifested in a backdrop of forests and fields, natural features such as creeks, lakes, and wetlands and structures such as barns, churches, and homes. These physical features support traditional rural activities such as farming, logging, and outdoor recreation that have been practiced for generations in the county. Homes in rural areas are either scattered at low densities or clustered together in small communities surrounded by open space.

Objective 3: Balance the need for environmental protection with reasonable use and development.

Objective 4: Review regulations for telecommunication towers, lighting and noise.

*GOAL 2: The demand for rural lifestyle is accommodated without diminishing the rural character of Bayfield County.*

Objective 1: Encourage home-based businesses that are consistent with the county's rural character.

Objective 2: Encourage and maintain low-density development through such means as cluster development, development easements, and other techniques to preserve green space and limit negative environmental impacts.

Objective 3: Create and/or maintain open space, parks, and recreation opportunities and facilities.

Objective 4: Maintain traditional activities such as farming, logging, hunting, and fishing.

Objective 5: Evaluate county sign ordinances and revise if needed.

*GOAL 3: Agricultural lands, open spaces, forests, lakes, and streams are preserved and protected.*

Objective 1: Identify and clearly designate prime agricultural lands, open spaces, forests, lakes, streams, and wetlands.

Objective 2: Investigate a purchase of development rights program.

Objective 3: Encourage good soil and water conservation<sup>3</sup> such as Best Management Practices<sup>3</sup> for forests and woodlands.

Objective 4: Maintain and encourage restoration of natural buffer areas adjacent to surface water resources.

*GOAL 4: Existing core communities<sup>4</sup> are maintained.*

Objective 1: Encourage appropriate future development within core communities.

Objective 2: Encourage development of vacant lots ("infilling") within core communities rather than utilizing outlying green space.

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<sup>3</sup> **Best Management Practices:** Pollution prevention measures to reduce runoff and other detriment from storm water, soil erosion, animal wastes, and other discharges.

<sup>4</sup> **Core Communities:** Cities of Bayfield and Washburn; Village of Mason; and unincorporated places of Barnes, Benoit, Cable, Cornucopia, Drummond, Grand View, Herbster, Ino, Iron River, Moquah, Namakagon, Port Superior, and Port Wing and Red Cliff Reservation.

Objective 3: Encourage utilization of existing infrastructure (such as municipal water and sewer).

Objective 4: Encourage core communities to develop design standards.

#### 11.2(d) Natural Resources: “Water, Land, Air and Biotic”

*GOAL 1: High level of environmental quality of the land, water, air, and biotic resource are protected, preserved, conserved, restored, enhanced, and maintained in Bayfield County.*

Objective 1: Undertake all land use and resource activities without serious or irreparable damage to the land, water, air, or biotic resources.

Objective 2: Develop a reliable natural resource database, accessible to all, upon which to make informed decisions.

Objective 3: Provide uniform, equitable, and comprehensive enforcement of land use and environmental protection regulations.

#### 11.2(e) Natural Resource: Water

*GOAL 1: High quality and adequate quantities of ground and surface water are maintained and preserved in Bayfield County.*

Objective 1: Identify and protect aquifer recharge areas.

Objective 2: Identify and protect aquifer discharge areas.

Objective 3: Promote Best Management Practices (BMP's) and/or implement ordinances for the protection of ground and surface water for the following and subsequently identified needs:

- A. Chemical use near surface waters
- B. Construction site erosion control
- C. Lakes and rivers classification plans
- D. Shoreline restoration programs

Objective 4: Clean up contaminated sites.

Objective 5: Develop and implement pollution abatement programs for watersheds.

*GOAL 2: Coastal resources, wetlands, and shoreland areas are preserved, protected, and restored in Bayfield County.*

Objective 1: Develop and implement a wetland protection program.

Objective 2: Develop and implement a policy for the protection of Lake Superior coastal resources.

Objective 3: Develop research and monitoring programs for the following and subsequently identified needs to support an information and education program to ensure informed decision-making.

A. Abandoned wellheads

B. Contaminated sites

C. Failing sanitary sewers and on-site disposal systems

*GOAL 3: Support local, state, and federal legislation to ban the export of water from Lake Superior and the Great Lakes system.*

#### 11.2(f) Natural Resource: Land

*GOAL 1: Lands in Bayfield County are protected from future degradation.*

Objective 1: Base land use decisions on consideration of soil capabilities.

Objective 2: Base land use decisions on consideration for reduction of land use conflicts.

Objective 3: Base land use decisions on consideration for promoting a diversity of forest cover.

Objective 4: Promote Best Management Practices for public and private forest management.

Objective 5: Revise and implement more comprehensive ordinances for storage and disposal of machinery, vehicles, buildings, and other materials such as appliances, junk, demolition debris, scrap, and waste.

Objective 6: Concentrate urban type development in areas where soil conditions are suitable and where essential utilities and services can be readily and economically provided.

Objective 7: Protect the county's productive lands from accelerated erosion and development in order to extend indefinitely their usefulness for agricultural, recreation, tourism, forestry, and other related open space purposes.

Objective 8: Provide effective and economical systems for municipal and industrial wastewater services within realistic limits imposed by technical and economic constraints.

Objective 9: Establish standards for parcel densities.

Objective 10: Inventory and map critical view sheds and vistas.

#### 11.2(g) Natural Resource: Air

*GOAL 1: Bayfield County seeks to continually improve local air quality.*

Objective 1: Support mercury reduction programs.

Objective 2: Encourage programs to reduce airborne transport of contaminants.

Objective 3: Encourage state and federal legislation to protect and improve air quality.

Objective 4: Develop siting policy for large-scale farming operations.

Objective 5: Encourage education and outreach programs for the protection and improvement of local air quality.

#### 11.2(h) Natural Resource: Biotic

*GOAL 1: Habitat for plant and animal life is protected, preserved, conserved, restored, enhanced, and maintained.*

Objective 1: Improve and protect the integrity of aquatic and terrestrial habitats.

Objective 2: Identify corridors needed to link habitats.

Objective 3: Utilize existing inventory data to develop an information and education program that ensures informed decision making in the following areas: (1) landscape and ecosystem management, (2) critical aquatic and terrestrial habitats, and (3) endangered species management.

Objective 4: Develop a policy for reducing the impacts of forest fragmentation<sup>5</sup>.

Objective 5: Develop a structure and process for research and monitoring as well as implementing programs for the improvement of biotic habitat.

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<sup>5</sup> **Forest fragmentation** occurs when large, continuous forests are divided into smaller blocks, either by roads, clearing for agriculture, urbanization, or other human development.



Objective 6: Encourage the maintenance of large undeveloped spaces through various implementation processes such as conservation easements, acquisition, and purchase/transfer of development rights.

Objective 7: Encourage the maintenance of long undeveloped reaches of shoreline utilizing various processes.

## 11.2(i) Recreation

*GOAL 1: Quality park and recreation facilities and varied recreational opportunities meet the needs of both county residents and visitors alike while protecting the unique natural resource base.*

Objective 1: In cooperation with other agencies, local governments, and private recreational business operators conduct a study of existing and potential recreation opportunities in the county, their potential for development, associated costs, and possible funding sources.

Objective 2: Using the results from this study, update the existing Bayfield County Outdoor Recreation Plan and review and revise the plan periodically as needed.

Objective 3: Develop and implement policies to protect county-owned recreation facilities and natural resource-based recreational facilities.

Objective 4: Encourage the development of "nature-based" recreation facilities.

*GOAL 2: Recreational opportunities are available for a wide range of user groups.*

Objective 1: In conjunction with other public land management agencies, local chambers, and private landowners, evaluate the existing recreational trail systems' locations, conditions, uses, times of uses, potential future uses and expansion, and associated costs and funding sources.

Objective 2: Prepare a multi-agency recreational trail plan and incorporate it into the updated Bayfield County Outdoor Recreation Plan and periodically review and revise it as needed.

Objective 3: Encourage and provide for enforcement of appropriate recreational use on both county trail systems and navigable waterways.

Objective 4: Work to minimize recreational use conflicts.

Objective 5: Encourage individual lake associations to help educate recreational users about water safety and local and state water use regulations.

## 11.2(j) Economic Development

*GOAL 1: Ensure an adequate supply of commercial and industrial lands and buildings and supporting appropriate infrastructure, such as power, roads, water, sanitation treatment, and communications.*

Objective 1: Encourage towns to identify potential sites for new business and industrial parks.

Objective 2: Identify infrastructure needs in regard to capital expenditures and seek funding sources such as grants, venture capital, and loans to implement projects.

*GOAL 2: Ensure an adequate supply of and access to lands and resources that support growth and development of agriculture, forestry, and tourism and supports the rural character of the county.*

Objective 1: Support a four-season tourism industry by enhancing the “shoulder seasons.”

Objective 2: Utilize nonmetallic mineral resources consistent with sound environmental practices.

Objective 3: Expand the wood products industry with an emphasis on secondary and value added products.

Objective 4: Protect resource-based industries dependent on rural lands.

Objective 5: Promote agricultural economic development.

*GOAL 3: Create jobs and broaden the tax base by promoting new business formations and assisting existing businesses in remaining competitive and expanding.*

*GOAL 4: Economic development goals, policies, and strategies adopted by the Northwest Regional Planning Commission (NWRPC) and the Bayfield County Economic Development Corporation (BCEDC) should be utilized in promoting and expanding economic development throughout the county.*

## 11.2(k) Planning Process, Information, and Education

*GOAL 1: The Land Use Plan shall function to meet current needs and remain consistent with community values.*

Objective 1: Annually review the land use plan and zoning ordinance for consistency and new or changing county needs and/or values and revise as needed.

Objective 2: Minimize inconsistencies between county and town plans.

**Objective 3:** Develop a guide to review each development proposal and assure consistency of proposed development with the land use plan.

**Objective 4:** Establish a process for assuring compatibility between the land use plan and policies and regulations of all county departments as well as state and federal agencies operating within the county; this could be accomplished through an intergovernmental cooperation plan.

*GOAL 2: Develop a process and ensure adequate staffing sufficient to carry out the goals and objectives of the land use plan.*

**Objective 1:** Explore alternatives for carrying out long-range planning to complement the work of the county committees and departments responsible for current planning.

**Objective 2:** Provide adequate staff to enforce zoning regulations.

*GOAL 3: Inform the resident and non-resident population about land use policy and regulations in Bayfield County.*

**Objective 1:** Prepare a public information program in order to educate the public regarding the land use plan, zoning ordinances, and implementation of each.

### II.3 GENERAL PLAN RECOMMENDATIONS AND GUIDELINES

The Bayfield County Land Use Plan provides basic guidelines for development, for recognizing the importance of and preserving the natural and cultural resources, and maintaining the rural character of the county. **The plan is broad in its approach and provides a variety of avenues for achieving the county’s long-term goals and objectives. Due to this broad approach, it is recommended that the individual communities continue to prepare their own land use plans or comprehensive plans to better address specific local planning issues. The county plan serves to provide a solid framework and point of beginning for the planning work of the municipal divisions of the county.**

#### II.3(a) General Planning Assumptions

Basic assumptions about future social and economic conditions in Bayfield County underlie the formulation of goals, objectives, and policies upon which this plan is based. These basic assumptions, some of which have been stated or implied in previous chapters, are as follows:

- 1) The population of Bayfield County will continue to rise at the current rate.
- 2) The rural character of Bayfield County is of significant value to residents and visitors.
- 3) Economic growth and development will remain at current levels.

- 4) Loss or degradation of the county's natural resources will reduce the quality of life of residents and visitors.
- 5) Demand for rural lands, including lake front property, will continue to rise, while the available lands will decrease. A continued increase in the cost of land in the county is also forecast.
- 6) The number of new housing units, both permanent and seasonal, will continue to increase.
- 7) Automobiles will continue to be the preferred mode of transportation for most people for the foreseeable future.
- 8) Population demographics predict that the average age of the county population will continue to increase.
- 9) Environmental protection will become a more significant part of the land use decision-making process.

### 11.3(b) General Planning Recommendations

This land use plan is not intended to be used as a precise blueprint for future land development but rather as a guide for making future land use decisions. This plan does not attempt to project or propose exact locations and acreage needed for specific land uses. This type of "blueprint planning," while perhaps appropriate in a highly urbanized context, is not appropriate in Bayfield County for a number of reasons. Fluctuating market factors and a less intense level of existing development favor a generalized "broad brush" approach to land use planning. Furthermore, this plan and its recommendations should not mark the end of the plan development but rather the beginning of a dynamic, evolving process. Continually changing economic, social, and environmental conditions coupled with changing values and beliefs will require the plan and its guidelines be periodically revised to meet current conditions.

General Recommendations Include:

- 1) Conduct a comprehensive land use inventory and evaluation.
- 2) Recognize that land use recommendations are meant to serve as general land use guidelines.
- 3) "Growth Management Factors" should be considered prior to approval of any proposed future development.
- 4) Continue to coordinate the land use decision-making process with local units of government.
- 5) Land use decisions should be based on the contents of local plan and the Bayfield County Land Use Plan goals and objectives.

- 6) Study the need for a revised outdoor lighting ordinance in order to minimize the impacts of light pollution in the rural environment.
- 7) Continue to follow the existing rural development standards, including: development density requirements for lakeshore and non-lakeshore, minimum lot sizes, and setback requirements for rural areas.
- 8) Comprehensive review of the county zoning code as it pertains to home-based businesses.
- 9) Comprehensive review and revision of the Bayfield County Farmland Preservation Plan.
- 10) Inventory and analysis of viewsheds and environmental corridors. Data collected through this process should be integrated into future plan updates.
- 11) A countywide housing needs assessment should be conducted.
- 12) Historic, cultural, archaeological, and natural resources should be protected and enhanced.
- 13) Identify and prioritize public acquisition/protection areas.
- 14) Support continued multiple uses of all public forestlands in Bayfield County.
- 15) Conservation, preservation, or enhancement and interpretation of places of heritage value, including sites, landscapes, streetscapes, buildings, structures, and remains that are of aesthetic, historic, architectural, cultural, or archaeological significance.
- 16) Review and update existing ordinances related to the use and placement of Camping Units (RV's).
- 17) Develop standards and guidelines to reduce conflicts between large-scale animal operations and rural property owners.
- 18) Support the Wisconsin Right to Farm Law<sup>6</sup> for farmers in Bayfield County.
- 19) Retain the existing recreational trail system in the county. Future expansion of the trail network should be based on needs and reducing user conflicts.

### 11.3(c) Specific Land Use Designation Recommendations

A proposed future land use map has been prepared for the plan and is illustrated on Map 10.5 of the land use section. The map is intended to depict desired future land uses based on the plan's

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<sup>6</sup> **Wisconsin Right to Farm Law:** Wisconsin State Statutes, Chapter 823.08. Enacted in 1981 to provide a measure of protection for farmers from lawsuits, or the threat of lawsuits, in which the normal farming practices are claimed to be a nuisance. The purpose is to protect farm operations that use good management practices from nuisance lawsuits.

goal and objective statements. The proposed future land use map identifies several generalized land use designations. The following recommendations apply specifically to designated future land uses and should be considered in conjunction with the overall county goal and objective statements. **The countywide designation is intended to serve as a general guide to future use of these areas, while consultation of individual town land use plans (if applicable) will provide a greater level of detail.**

#### II.4 AGRICULTURAL DESIGNATION

Denoted by the brown pattern on the future land use map, the future agricultural use designation identifies desirable future agricultural lands. This designation is based on the existing land use, agricultural lands identified by local plans, agricultural suitability as determined by soil properties, and lands identified by the Bayfield County Farmland Preservation Plan.

Recommendations for the Agricultural Designation include:

- 1) Maintain a low-density level of residential development consistent with the rural character of the area. Residential development within the agricultural designation should be guided into the most appropriate locations based on “Growth Management Factors”.
- 2) If residential development occurs within the agricultural designation, it should be guided away from productive agricultural lands (agricultural preservation areas), as identified in the Bayfield County Farmland Preservation Plan.
- 3) Encourage, through education and incentives, the conversion of marginally productive agricultural land into agro-forestry land.
- 4) Road development within agricultural preservation areas (as identified by the Farmland Preservation Plan) should be discouraged.
- 5) Only limited commercial and industrial development should be permitted in the Agricultural Preservation Areas. Appropriate industrial development for these areas would include those businesses not requiring urban services and which benefit from an isolated or spacious rural location. Appropriate commercial development would include those businesses not requiring urban services and which primarily serve a local market or support agriculture.
- 6) Review of any proposed development within the Agricultural Preservation Areas should include examination of local land use plans as part of the decision-making process.
- 7) Promote incentive-based preservation tools, such as conservation easements, purchase of development rights, and development rights transfers.

- 8) Support locally grown farm products by allowing activities such as farmers' markets, roadside stands, tree farms, and other similar activities.
- 9) Continue to support and participate in soil and water conservation programs.
- 10) Explore use of the Land Evaluation Site Assessment (LESA) tool as a means of preserving farmland.

## 11.5 CORE COMMUNITIES

Core communities are denoted by the orange pattern on the future land use map. These communities have been identified as the primary mixed use areas within Bayfield County and include: the Cities of Bayfield and Washburn; Village of Mason; and unincorporated places of Barnes, Benoit, Cable, Cornucopia, Drummond, Grand View, Herbster, Ino, Iron River, Moquah, Namakagon, Port Superior, and Port Wing; and Red Cliff Reservation.

Recommendations for Core Communities are:

- 1) Guide future commercial growth into the core communities.
- 2) Base land use decisions affecting core communities on community desires and the land use plan goals and objectives.
- 3) Construction of multi-family housing units should be guided into the core communities if these areas provide sufficient access to services and adequate public facilities.
- 4) Encourage the utilization of vacant lands within core communities (“infilling”).
- 5) Encourage future development in core communities to be consistent with the character of the community.
- 6) Industrial and commercial uses within core communities should be encouraged in areas with sufficient infrastructure to support these activities.
- 7) As a means of preserving rural character of the core communities, Bayfield County should work cooperatively with local communities to develop and implement a set of rural design guidelines for commercial and industrial businesses. Guidelines such as “northwoods” design standards should be voluntary and reflect the wishes of individual communities.

## 11.6 RESIDENTIAL

The residential designation indicates generalized areas of the county where “high” and “moderate” residential density predominates. This designation represents residential growth occurring outside of the core communities. Areas within this designation are located primarily

in and around lakeshore areas and within non-formal 'subdivision type' rural development clusters. The designation is intended to reflect and perpetuate the general character of the existing development and to concentrate growth in areas served by existing infrastructure.

It is important to recognize that residential growth will not be strictly limited to lands in the residential designation. Other designations where residential development could occur include agricultural, commercial, and private forest/open space lands. It is the intent of this designation to guide higher density forms of development away from these designations, while permitting rural residential (low-density) growth to occur. Proposed future residential land use is indicated by the bright yellow pattern on the future land use map.

Recommendations for the Residential Designation (Non-Shoreland) are:

#### 11.6(a) Non-Shoreland Areas

- 1) Future land use decisions regarding residential development in communities with approved land use plans should be based on the recommendations of the local plans.
- 2) Where designated rural residential lands are adjacent to lands protected for resource use, a reasonable dwelling setback from the resource land should be required and any other means used to minimize the potential for conflicts between accepted resource management practices and rural residents.
- 3) Residential areas shall generally be located away from incompatible land uses such as waste disposal sites and commercial or industrial sites characterized by high traffic volumes, odor, noise, dust or dirt, or any other nuisance created by these types of uses

#### 11.6(b) Shoreland Areas

Shoreland development within Bayfield County is currently regulated under the Bayfield County shoreland zoning ordinance. Shoreland Zoning Areas are depicted in Map 11.1. Development standards within the ordinance are based on the Bayfield County Lakes Classification System (see appendix A.6), which defines the vulnerability of water bodies based on environmental factors such as area, depth, and shoreline irregularity. The lakes classification system also considers existing development patterns in order to develop a shoreline development density factor.

Recommendations for the Residential Designation (Shoreland) are:

- 1) Encourage the formation of local lake property owners associations and support association activities aimed at protection of county water resources.
- 2) Encourage the use of shoreland buffers.
- 3) Support and enforce existing shoreland zoning ordinances.



- 5) Support the re-introduction of native shoreland vegetation to control and filter run-off and to stabilize the existing shoreline.
- 6) Development of restrictions/guidelines related to the use of fertilizers.
- 7) Creation of a Lake Superior shoreland zoning district. This district would reflect the unique features, processes, and environments of the Lake Superior coastline and should contain specific types of land uses allowed within the district, the type of development permitted for each land use, and coastal development standards. In lieu of developing a new zoning district, the county may wish to modify the current lakes classification system in order to include provisions for coastal resources.
- 8) Review existing shoreland zoning requirements based the results of the shoreline recession study and develop new ordinances as appropriate.
- 9) Provide additional protection to unique coastal resources including estuaries, coastal barriers, and coastal wetlands through management, cooperative efforts with private landowners, and transfer into public ownership.

MAP 11.1 - SHORELAND ZONING AREAS

## 11.7 PLANNED UNIT DEVELOPMENT

This designation is denoted by the light blue pattern on the future land use map. These areas are characterized by planned, mixed-use development clusters and by residential development in formal subdivisions.

Recommendations for the Planned Unit Development Designation are:

- 1) Locate residential subdivisions/PUD's away from incompatible land uses such as waste disposal sites and commercial or industrial sites characterized by high traffic volumes, odor, noise, dust or dirt, or any other nuisance created by these types of uses.
- 2) Site residential subdivisions/PUD's in areas with adequate access to public roads or require such access to be constructed as part of the development.
- 3) New subdivisions be designed and developed to maximize preservation of existing forest cover and native vegetation and to minimize impervious surfaces within individual lots and in the subdivision as a whole. Develop site design standards for new subdivisions that further reduce the impacts of new homes on the natural environment, resource uses, and other adjacent land uses.
- 4) Support the use of innovative site designs for new residential developments including conservation subdivisions, landscaping, and screening to minimize the disruption of the wooded and rural character.
- 5) Explore the potential use of conservation design subdivisions. Modern design incorporates the same number of housing units that could be placed on the same size conventional parcel, while preservation of open space views makes parcels more attractive to homebuyers. The county may consider land use regulations that provide incentives for cluster development, where units are clustered together so that larger contiguous open space is preserved. A typical incentive for cluster development allows additional units when the units are clustered at a certain density and a specified percentage of the total land is protected as open space.

## 11.8 PRIVATE FOREST/OPEN SPACE

This designation is denoted by the light green pattern on the future land use map. Areas within this designation are defined as undeveloped open space and private forestlands.

Recommendations for the Private Forest/Open Space Designation are:

- 1) Recreational use of private forestlands should be conducted in a manner that minimizes the adverse impacts on productive timberlands, watersheds, and wildlife habitat.
- 2) Support enrollment of private forestlands into programs that promote sustainable forestry.

- 3) County forestry department should continue to work cooperatively with commercial forest industry to encourage sustained commercial use of forestlands.
- 4) County forestry department should encourage the use of forest “Best Management Practices” (BMP’s) on privately owned forestlands and continue to educate and inform private forest landowners about these voluntary forest management practices.
- 5) Ensure that any permitted dwellings or uses will not interfere with accepted forest management practices on adjacent lands, alter the overall land use pattern, increase fire hazards, or overtax rural service systems
- 6) Develop and implement zoning regulations to encourage conservation design development that will minimize further fragmentation of forestlands.
- 7) Maintain the overall rural open space and forested character of the area at a development density that is less than the shoreline areas.
- 8) Consider the implementation of “open space zoning” (OSZ), based on the “clustering” technique. Open space zoning would allow for the same overall amount of development currently permitted (typically allowed on half of parcel under OSZ) but would require the remaining acreage to be protected under a conservation easement.

## II.9 COMMERCIAL AREAS

Denoted by the purple pattern on the future land use map, these areas are characterized as minor commercial or service centers for their immediate region. Most commercial development within the county is located within the mixed-use areas of the core communities and in clustered commercial areas along transportation corridors. Within Bayfield County, the primary commercial development areas are found along major county transportation corridors including USH 63, USH2, and STH 13. These areas are characterized by the presence of a combination of commercial enterprises such as gas stations, convenience stores, specialty shops, taverns, and restaurants.

Recommendations for the Commercial Designation are:

- 1) Encourage the concentration of new commercial developments in core communities.
- 2) Allow for limited commercial development in rural residential clusters.
- 3) Allow for tourism-related businesses and activities within the context of maintaining a diverse and balanced economy while minimizing the related negative impacts.
- 4) Develop a set of recommended design standards/guidelines for commercial businesses to minimize the visual impact and aesthetic discord created by new developments. Design standards/guidelines may include recommendations related to:

- building facades
- signage
- screening requirements
- lighting

## 11.10 INDUSTRIAL AREAS

Denoted by the red pattern on the future land use map, the industrial designation identifies desired future locations for industrial development.

Recommendations for the Industrial Designation are:

- 1) Retain existing industrially zoned lands.
- 2) The county uses all of the following criteria for siting industrial uses:
  - The subject property has direct access to a public roadway
  - The subject property is served by public water and sewer or has proposed sources of water and sewage disposal approved by the county
  - Development of the subject property for industrial use is compatible with neighboring land uses and zoning
  - Development does not pose threats to human health, safety, or rural character of the area
  - Development provides adequate accommodations for outdoor storage and location of parking and loading
- 3) Support industrial development within all potential future scenic byways that provide proper setbacks and vegetative screening/landscaping.
- 4) Develop a set of recommended design standards/guidelines for industrial businesses to minimize the visual impact and aesthetic discord created by new developments. Design standards/guidelines may include recommendations related to:
  - building facades
  - signage
  - screening requirements
  - lighting
- 5) Consider revising the county zoning ordinance to create more than one industrial zoning district. This would allow flexibility when locating certain types of manufacturing facilities.

## 11.11 DEVELOPMENTALLY SENSITIVE AREAS (GROWTH MANAGEMENT FACTORS)

Contained within this overlay depicted on Map 11.2 are some of the county's most critical environmental resources and assets. Many of these features are integral components of functioning natural systems and are extremely susceptible to degradation. A key to preserving

the county's rural character and "northwoods" identity is protection and enhancement of these resources.

The identification and mapping of sensitive environmental features is a vital component of this land use plan. As a general rule, development should be guided away from these areas into more appropriate locations. Stringent performance and management guidelines should be applied to land uses within developmentally sensitive areas. Limitations on commercial use and residential construction standards should be developed that allow only those uses that are compatible with these sensitive areas. In some cases, the environmental limitations will preclude any forms of development, and it is critical that proposed development projects within this overlay be closely scrutinized.

MAP 11.2 - GROWTH MANAGEMENT FACTORS MAP

It is important to recognize that environmental limitations can and do occur within every land use designation. It is vital that any proposed future development be reviewed within the context of not only the land use designation recommendations but also in accordance with growth management factors<sup>7</sup> (GMF). The GMF map should be considered a starting point for further investigation; it is not intended to be used for site-specific analysis but rather as a general guide to existing conditions.

This designation includes lands with natural or cultural features that inhibit the land's ability to support or sustain development. Natural features within this designation include steep slopes (>20%), floodplains, and wetlands; also included in this designation are public lands. The land use priority for areas designated developmentally sensitive is preservation of the existing environment. Any proposed development on lands under this designation must be carefully assessed to ensure protection of sensitive environmental resources. It is important to note that other natural resources exist within the county that may affect future development potential, which are not identified on the "Growth Management Factors" map. Examples of these resources and features include: threatened or endangered plants, animals, or ecosystems (Natural Heritage Inventory Program-NHI), groundwater recharge zones, soil conditions, unique natural features, or flood hazard zones.

Cultural features are also considered growth management factors. These features include buildings or sites of historic, architectural, scientific, social, including indigenous culture or heritage, significance. While not included on the map, many of these cultural sites have been inventoried and assessed by various national, state, tribal, and local organizations.

The purpose of the Developmentally Sensitive Areas designation is to guide decision-making, to promote awareness, and to provide information to public officials, developers, and the general public. This designation is not intended to supersede specific site evaluation and should be used only as a general guide for proposed future development.

Recommendations for the Developmentally Sensitive Areas are:

- 1) Development within developmentally sensitive areas should be in accordance with the provisions of the Bayfield County Zoning Ordinance and plan recommendations.
- 2) Continue to inventory and map developmentally sensitive areas as additional information becomes available and continue to support studies and research projects that identify natural hazards and environmentally sensitive areas.
- 3) Appropriate county offices conduct a thorough review and assessment of the project prior to approval of any proposed development.

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<sup>7</sup> **Growth Management Factors:** Variables that inhibit or prevent new development from taking place. These areas include public lands where developments are prohibited, wetlands, steep slopes, and open water. Lands within 75 feet of navigable waterways are also included as a growth management factor due to the sensitive nature and environmental importance of shorelands.



- 4) Protect the health, safety, and welfare of the public by ensuring that areas susceptible to geological and hydrological hazards are not developed in a manner which would result in injury, loss of life, property damage, or financial losses due to flooding, erosion, or steep slope failures.
- 5) Development of zoning and land use ordinances that would limit the effect of development on scenic corridors or vistas. The development of zoning codes, which limit building height, based on their proximity to viewshed areas or the creation of overlay viewshed zones should be considered.
- 6) Support the formation of lake associations and work with all interest groups to define lake goals and objectives and to coordinate lake management activities. Support individuals and local interest groups assisting with lake assessments, collection of water quality information, and/or the development of lake management plans.

## 11.12 LOCAL LAND USE PLANS AND BAYFIELD COUNTY LAND USE PLAN

Local land use plans have been integrated into the overall countywide plan. Each municipality listed on page 6 of the Land Use Chapter has had the foresight to take the first steps toward planning for future growth and development. By developing a land use plan map, goals, and objectives and a set of recommendations to help achieve their goals, each individual community will be more capable to plan for growth in the next 20 years. These local land use plans are intended to serve as a reference for county officials when making decisions that affect local jurisdictions.

## 11.13 INDIVIDUAL TOWN LAND USE PLAN SUMMARIES – GOALS AND OBJECTIVES

Pages 11-26 through 11-49 contain the goal and objective statements from the plans of individual units of government in Bayfield County that have developed land use plans.

## TOWN OF BARKSDALE

Goal 1 “Disseminate information to the citizens of the town regarding proper land use principals and the impact of land use on other.

- ✓ Distribution of semi-annual newsletter.
- ✓ Informational workshops.
- ✓ Distribution of land use plan to all town residents.

Goal 2 “Preserve farmland and agricultural activities in the town.”

- ✓ Encourage town board to draft letter requesting the county to evaluate whether or not exclusive agricultural zoning should be adopted for Bayfield County.
- ✓ Contact the land conservation department to provide information to farmers regarding Farmland Preservation Program, soil and water conservation, and helping to reduce farmland property taxes.
- ✓ Explore feasibility of transfer or purchase of development rights.
- ✓ The town board should request that permitting agencies notify board of any land use permit applications.
- ✓ Support preservation of farmland areas identified in the 1982 Farmland Preservation Plan.

Goal 3 “Maintain the rural atmosphere of the town.”

- ✓ Utilize county zoning ordinance to protect rural atmosphere.
- ✓ Encourage tree and vegetative “screen plantings” by town residents.
- ✓ Request that county zoning utilize performance zoning.
- ✓ Request the county develop outdoor lighting standards.

Goal 4 “Maintain the aesthetic character, safety, and efficiency of the town transportation system.”

- ✓ Petition WiDOT and county to assess, set, and post speed limits to reflect residents safety concerns.
- ✓ Send approved land use plan to WiDOT and request coordination between town planning and transportation planning.
- ✓ Encourage native tree and vegetative “screen” plantings along all state right-of-ways.
- ✓ Encourage town to join Highway 13 Corridor Protection Committee.
- ✓ Explore interest in developing recreational trails and other recreational opportunities in the town.

Goal 5 “The town shall adopt the land use plan to use as a guide in making land use decisions.”

- ✓ The town board should become knowledgeable about the approved plan as it reflects community wishes.
- ✓ The town board should consult the plan when making land use decisions.

- ✓ Submit plan to county zoning committee and county board to be used for reference in making land use decisions that affect the Town of Barksdale.
- ✓ In order to better transfer information from town board to citizens, the town should consider an annual newsletter.

**Goal 6 “Protect natural resources, shorelines, and Lake Superior in the town.”**

- ✓ Utilize town and county ordinances, county zoning, and state and federal requirements to protect resources from the effects of certain activities.
- ✓ Request the county adopt a construction site erosion control ordinance.
- ✓ Promote the protection of sensitive areas in the town.
- ✓ Strongly consider the impacts of development on natural resources prior to supporting issuance of zoning permits.
- ✓ The town board should require approval before any private landfills are allowed.

**Goal 7 “Provide for orderly growth to protect the quality of the town’s citizens.”**

- ✓ Evaluate the effects large developments have on adjacent and local taxpayers.
- ✓ Estimate future growth in order to evaluate town’s ability to provide services.

## TOWN OF BAYFIELD

**Goal 1 “Preserve productive and potentially productive agricultural land (with special emphasis given to microclimate fruit industry) and to maintain agriculture as a major economic activity and way of life.”**

- ✓ Help farmers stay viable by encouraging and supporting diverse agricultural endeavors.
- ✓ Discourage residential development of potentially productive agricultural land
- ✓ Consider characteristics of the land and soil when determining allowable development.
- ✓ Identify and clearly designate the town’s prime farmland areas.

**Goal 2 “Preserve and protect the unique characteristics and natural resources of the town, including: forests, wetlands, streams, lakeshores, open spaces, and historic sites.”**

- ✓ Encourage more sensitive forestry practices, especially near scenic corridors and within ¼ mile of wetlands, streams, and lakeshores.
- ✓ Minimize soil erosion through the use of sound soil conservation practices.
- ✓ All mineral resource extraction activities must have a reclamation plan.
- ✓ Identify and clearly designate wetlands, desirable scenic open spaces, prime forest areas, and historic sites.
- ✓ Development in forested areas would ideally be clustered to allow for large tracts of undisturbed forest.

**Goal 3 “Preserve the existing quality of life and character of the town by insuring that future growth is orderly, sustainable and in harmony with land use goals.”**

- ✓ Minimize scattered development and conflicting land uses without discouraging development.
- ✓ Discourage scattered residential development, especially on prime farmlands.
- ✓ Designate areas desirable for development as well as non-desirable areas for development.
- ✓ New development should not adversely affect the value of property or livability of neighboring properties.
- ✓ Minimize strip development along Highway 13 and preserve Highway 13 corridor’s aesthetic appearance through setbacks, vegetative screenings, and architectural standards.
- ✓ Adopt a mobile home ordinance for the town.
- ✓ Provide would-be builders, realtors, and townspeople with a copy of the land use plan, also county zoning committee members and county board members.

**Goal 4 “Preserve, protect, and enhance the town’s lakeshores as an important resource.”**

- ✓ Use architectural standards to limit building heights on lakeshores.
- ✓ Development along lakeshores should be set back from the shoreline and any removal of natural vegetation should be limited.

- ✓ The scale of development along lakeshores should be done in a manner consistent with the adjacent land uses.
- ✓ The Lake Superior shoreline should have an expansive protective buffer zone that is free of commercial development.
- ✓ The lakeshore should be a natural resource “enjoyment and living area” for people.

**Goal 5 “Encourage non-polluting industry and business in the town.”**

- ✓ Actively pursue business development in designated areas of the town.
- ✓ Encourage cottage industry and home-based business.
- ✓ Designate areas for business and non-polluting industrial development.
- ✓ Permit appropriate signage for seasonal and all-season business.

**Goal 6 “Encourage residential opportunities to allow for a diverse population.”**

- ✓ Encourage a variety of housing opportunities.
- ✓ Encourage development of senior housing.
- ✓ Encourage cluster residential development where appropriate.

**Goal 7 “Promote natural types of recreational development such as trails, parks, boat landings, and scenic overlooks.”**

- ✓ Identify sites for suitable recreational use.
- ✓ Plan and develop trails, parks, boat landings, scenic overlooks, and historical sites in an orderly fashion.
- ✓ Provide appropriate signage for designated recreational areas.

**Implementation Recommendations**

- ✓ Town board should adopt plan and use as town development guide.
- ✓ County board, zoning committee, and zoning administrator should be familiar with plan contents and use as a guide when making land use decisions involving town.
- ✓ County zoning ordinance should be reviewed and revised, if needed, to ensure consistency with town plan.
- ✓ The Bayfield County Subdivision Control Ordinance should be reviewed for consistency.
- ✓ The Bayfield County Sanitary and Private Sewage Ordinance.
- ✓ Approval and location of public improvements that are consistent with the plan.
- ✓ Use of state and federal grant and aids to acquire lands for parks, trails, open space, etc.
- ✓ Host education programs on community planning and growth management.
- ✓ Adopt town ordinances to regulate signs, mobile homes, gravel pits, junkyards, etc.
- ✓ Encourage citizen awareness of land use plan.
- ✓ Encourage developers to utilize cluster development and other creative development practices.

## TOWN OF BAYVIEW

### Goal 1 “Maintain present quality of life and sustainable growth.”

- ✓ Balance land use restrictions with individual property rights.
- ✓ New development should not negatively affect the value of property or livability of neighboring properties.
- ✓ Discourage conflicting land uses.
- ✓ Develop site control standards for commercial and industrial development.
- ✓ Adopt a mobile homes ordinance for the town.
- ✓ Adopt exterior lighting and noise standards.
- ✓ Restrict industrial development to non-polluting light industry.
- ✓ Maintain scale of development that is consistent with the adjacent land uses.
- ✓ Recognize, welcome, and condone household occupations (defined by county zoning).
- ✓ Recognize existing commercially zoned properties and include them on map as commercial areas.

### Goal 2 “Focus future growth on rural residential development.”

- ✓ Encourage cluster residential development.
- ✓ Encourage residential development to occur adjacent to city limits.
- ✓ Encourage a variety of housing opportunities.
- ✓ Delineate development standards including units/acre and minimum lot size where appropriate.
- ✓ Inventory existing residential development to identify areas for infill development.

### Goal 3 “Protect/preserve unique natural resources, biodiversity, and historic sites.”

- ✓ Protect and preserve lakeshores and wetlands.
- ✓ Identify historic sites and buildings and take necessary action to protect.
- ✓ Preserve Houghton Point and Pike’s Quarry as historic scenic sites.
- ✓ Identify scenic views and take appropriate action to insure protection.
- ✓ Identify and protect biologically sensitive areas.
- ✓ Encourage town communication with DNR and county forestry department regarding planning and plan implementation for the Sioux and Onion Rivers and county forest.
- ✓ Promote conservation easements as a protection tool.
- ✓ Encourage enforcement of uniform setbacks from waterways for logging operations on public and private lands.
- ✓ Maintain scale of development along lakeshores that is consistent with the adjacent land uses.

### Goal 4 “Protect farmland and scenic open space.”

- ✓ Identify farmland and scenic open areas.
- ✓ Promote erosion control through soil conservation practices.

- ✓ Encourage residential development that does not diminish agricultural lands and scenic open space.
- ✓ Encourage and support diverse agricultural activities.
- ✓ Support publishing a soil survey.
- ✓ Encourage town to investigate exclusive agricultural zoning.

**Goal 5 “Establish and maintain adequate public recreational opportunities.”**

- ✓ Establish and maintain adequate access to public recreational opportunities.
- ✓ Maintain Bayview Park as a permanent recreation area.
- ✓ Request town to investigate acquisition of Houghton Point.
- ✓ Identify active and passive recreational opportunity sites.
- ✓ Re-evaluate location of motorized recreational vehicle trails.
- ✓ Encourage county, state, and federal governments to retain existing park or recreational access facilities in the Town of Bayview.
- ✓ Prohibit motorized vehicles on town beaches

**Goal 6 “Retain woodland and agricultural character of Highway 13 corridor.”**

- ✓ Designate areas appropriate for commercial development along Highway 13 corridor and elsewhere.
- ✓ Encourage commercial development to stay within incorporated cities or designated areas within the town.
- ✓ Minimize strip development along Highway 13 and preserve Highway 13 corridor’s aesthetic appearance through setbacks, vegetative screening and architectural standards for commercial development.

## TOWN OF BELL

**Goal 1 “Preserve and protect the natural scenic beauty of the area, the natural resources, including forests, wetlands, streams, lakeshores, historic buildings, and open spaces.”**

- ✓ Sound zoning procedures should be practiced which ensure conformity with the wishes of property owners and which are consistent with the provisions of this land use plan.
- ✓ Sensitive forestry practices should be encouraged, especially near scenic corridors. The forestry practices should provide for a buffer where clear cutting is done or a screen shielding commercial development from view where that is aesthetically desirable. Standards for cutting in ravines should be established to protect fragile areas from erosion.
- ✓ Soil erosion should be minimized through the use of sound soil conservation practices.
- ✓ The town should identify and clearly designate wetlands, scenic open spaces, and prime forest areas. It should assure that no applications would be approved which are incompatible with the preservation of the sanctity of those areas.
- ✓ The Town of Bell sign ordinance should be enforced.

**Goal 2 “Preserve the existing quality of life and rural character of the town by ensuring that future growth of the town is orderly, sustainable, and in harmony with land-use goals.”**

- ✓ The wishes of adjoining and other affected landowners shall be the foremost consideration when the town board is considering an application for a conditional or special permit or any zoning change.
- ✓ The town should encourage rural property owners to retain a buffer zone of naturally occurring vegetation to preserve a natural look as viewed from public roads.
- ✓ The scale of any development should be consistent with adjacent land uses.
- ✓ Commercial development will be limited to localized, defined areas. It will not be unreasonably restricted but must take place in an environmentally sound way and must be acceptable aesthetically to its immediate neighbors and to the community as a whole.
- ✓ The town will implement a scenic roads and trails program that establishes standards and requirements for natural vegetation setbacks and limitations on cutting.
- ✓ The town will acquire property or easements wherever possible to preserve and protect the natural resources and rural character of the Town of Bell.

**Goal 3 “Encourage types of residential development which will meet future housing needs in the town.”**

- ✓ Town board approval shall be required for all special and conditional use permits. Prior to approval of special and conditional use permits, the board may negotiate in



- return for approval, specific requirements such as impact fees, if applicable, and any other stipulation in order to ensure conformity with the town land use plan.
- ✓ Zoning shall reflect the desires of the community as a whole. Existing area zoning and minimum site dimensional requirements should be reviewed and rewritten whenever necessary to preserve the characteristics of rural living.
  - ✓ Minimum lot dimensions should be studied and changed from RRB and R-1 to R-2 or R-3 whenever appropriate and with the consent of affected property owner(s).
  - ✓ A mobile home ordinance should be enacted, including the restriction of permits for additional mobile homes in the town. Existing mobile home sites will be grandfathered.
  - ✓ Shoreline, highway, and planned unit development setbacks should be held firm as stated in the present zoning ordinance as a minimum.
  - ✓ Senior housing should be examined as a future possibility.

**Goal 4 “Encourage non-polluting business and small industry in the town.”**

- ✓ Specific areas should be designated as locales for expansion of commercial business. The community’s probable growth will be in residential housing. Therefore, commercial areas will be sited in order not to detract from residential development.
- ✓ Signage as stated in the Town of Bell sign ordinance will be permitted.
- ✓ The establishment of businesses that cause noise, odor, excess traffic, light pollution, or other problems that interfere with the quiet enjoyment of the property of our citizens will be strongly discouraged.
- ✓ Light manufacturing businesses or others, which do not require public visibility from any thoroughfare, would be required to have a screen of trees and shrubbery and setbacks which would shield them from public view.

**Goal 5 “Preserve and enhance the recreational aspects of our natural resources through effective use of our parks, lakeshore, and trails.”**

- ✓ The town should acquire properties whenever necessary to maintain green spaces and safeguard scenic and environmentally fragile areas.
- ✓ The town should act to preserve the acreage surrounding Lost Creek Falls and, in every possible way, safeguard it against logging, future development, and overuse.
- ✓ Future planning should take into account that, although tourism is desirable, it should not be at the expense of our local citizens enjoyment of our natural resources.
- ✓ A selective cutting buffer should be established along all snowmobile, ATV, and walking trails.
- ✓ Town-owned land should be studied and included in the land use

## TOWN OF CABLE

### Goal 1 "Minimize land use conflicts within the Town of Cable."

*Objective: Guide residential, commercial, business/technology, and other development into appropriate areas of the town.*

- ✓ Encourage and promote new commercial developments to locate in or near the existing downtown Cable retail core to create a distinct community rather than conventional strip highway development.
- ✓ Encourage infill of new residential development into the proposed sanitary district service area.
- ✓ Encourage infill of residential development into existing large-scale subdivisions such as Wilde River and Telemark.

### Goal 2 "Protect and maintain the environmental quality and scenic beauty of the Town of Cable."

*Objective: Balance the needs of environmental protection and stewardship with reasonable and appropriate use of private property.*

- ✓ Address lakeshore development issues with an emphasis on preventing overcrowding which could diminish property values and the environmental quality of the town's surface water resources and to promote the highest possible protection to sensitive lakeshore, river, and wetland areas.
- ✓ Protect the town's surface water quality by working to restrict the siting of commercial and residential developments in areas that would adversely affect the water resources.
- ✓ Encourage periodic checks of septic systems within the town to minimize adverse impacts on the town's water quality and reduce potential contamination.

### Goal 3 "Provide better public communication on Town of Cable issues."

- ✓ Develop an informational pamphlet to inform property owners about town resources, services, and best use practices for maintaining the Town of Cable's character.

### Goal 4 "Maintain and improve the visual aesthetics and rural "northwoods" character of the Town of Cable."

*Objective: Work to avoid the visual discord that results from poor design, management, and maintenance of buildings, structures, and other developments in the town.*

- ✓ Establish a set of recommended design standards for commercial signage, lighting and building developments that fit the desired aesthetic goals of the town.
- ✓ Encourage the use of landscaping and screening to reduce the visual impacts of conflicting land uses in proximity to one another.

- ✓ Establish guidelines for planned unit developments, subdivisions, condominiums, clustered developments, and apartments so that demand for housing can be met without diminishing the quality and character of the town.
- ✓ Establish rules for siting of trailers and mobile home parks in the town and establish design standards for such development.
- ✓ Assess the need to establish a larger minimum lot size in rural areas of the town in an effort to control development density.

**Goal 5 “Promote interaction and cooperation with adjoining and concurrent governmental jurisdictions for short-term and long-term planning.”**

- ✓ Coordinate with Bayfield County Zoning for enforcement of local and county regulations within the town and participate in conditional use permit review to ensure the town’s goals are adhered to.
- ✓ Increase cooperation in planning for facilities, services, and land use policies with adjoining towns for maximum efficiency, cost reduction, and regional development consistency.
- ✓ Encourage increased communication with the Bayfield County Forestry Department, WI Department of Natural Resources, and National Park Service for land management and recreational use policies.
- ✓ Participate with Bayfield County in development and review of the county land use plan.

**Goal 6 “Provide a variety of recreational opportunities and amenities to residents and visitors.”**

*Objective: Promote appropriate and balanced usage of the town’s recreational resources.*

- ✓ Assess the need for or revision of a town ordinance for the use of motorized recreational use (personal watercraft, ATVs, snowmobiles, water skiing) to reduce conflicts with non-motorized and other recreational uses.
- ✓ Continue development of town recreation facilities based on the demand for new facilities.

**Goal 7 “Ensure an effective and continued public-input based land use planning process.”**

- ✓ Encourage public participation in land use planning and decision making in the Town of Cable.
- ✓ Provide informational public input sessions on land use planning and land use decisions so decisions reflect the best interest and will of the public.
- ✓ Provide continual public review and public-based amendatory process to the land use plan.

## TOWN OF DRUMMOND

### Goal 1 “Minimize land use conflicts with the Town of Drummond”

*Objective: Guide residential, commercial, industrial and other development into appropriate areas of the town.*

- ✓ Keep new commercial developments centralized in or near existing retail core to create a distinct community rather than conventional strip development.
- ✓ Encourage clustered developments to conserve land and efficiently provide public services and accessibility.
- ✓ Guide residential development into existing sanitary district service area.

### Goal 2 “Protect and maintain the environmental quality and scenic beauty of the Town of Drummond”

*Objective: Balance the needs of the environmental protection and stewardship with reasonable and appropriate use of private property.*

- ✓ Address lakeshore development issues with an emphasis on preventing overcrowding which could diminish property values and the environmental quality of the town’s surface water resources to afford the highest possible protection to sensitive lakeshore, river, and wetlands areas.
- ✓ Protect the town’s surface water quality by working to restrict the siting of commercial and residential developments in areas which would adversely affect the water resources, contribute to nutrient loading, damage spawning grounds and nesting areas, or diminish natural shoreline cover.
- ✓ Encourage periodic checks of septic systems within the town to minimize adverse impacts on the town’s water quality and reduce potential contamination.

### Goal 3 “Provide better public communication on town issues.”

- ✓ Develop an informational pamphlet to inform property owners about town resources, services and best use practices for maintaining the Town of Drummond’s character.
- ✓ Establish a liaison person to coordinate with the managers of utilities, Forest Service, Drummond schools and Aspen Lumber to provide information on concerning town issues.

### Goal 4 “Maintain and improve the visual aesthetics and rural “northwoods” character of the Town of Drummond.”

*Objective: Work to avoid the visual discord that results from poor design, management, and maintenance of buildings, structures, and other developments in the town.*

- ✓ Establish a set of recommended design standards for commercial signage, lighting, and building developments that fit the desired aesthetic goals of the town.

- ✓ Encourage the use of landscaping and screening to reduce the visual impacts of conflicting land uses in proximity to one another
- ✓ Establish regulations and guidelines for planned unit developments, subdivisions, condominiums, clustered developments, and apartments so that demand for housing can be met without diminishing the quality and character of the town.
- ✓ Assess the need to designate for or potentially restrict the siting of mobile homes, trailers, and mobile home parks in the town and assess design standards.
- ✓ Assess the need to establish a larger minimum lot size in rural areas in an effort to control development density.

**Goal 5 “Promote interaction and cooperation with adjoining and concurrent governmental jurisdictions for short-term and long-term planning.”**

- ✓ Coordinate with Bayfield County Zoning for enforcement of local and county regulations within the town and participate in conditional use permit review to ensure the town’s goals are adhered to.
- ✓ Increase cooperation in planning for facilities, services, and land use policies with adjoining towns for maximum efficiency, cost reduction, and regional development consistency.
- ✓ Encourage increased communication with the National Forest Service for land management and recreational use policies.
- ✓ Explore opportunity for expanding private lands for future residential, commercial, or industrial in or adjacent to the existing town site.
- ✓ Encourage development and expansion of community organizations for beautification and community-based projects.

**Goal 6 “Provide a variety of recreational opportunities and amenities to residents and visitors.**

*Objective Promote appropriate and balanced usage of the town’s recreational resources.*

- ✓ Assess the need for a town ordinance for the use of motorized recreational use (personal watercraft, ATVs, snowmobiles) to reduce conflicts with non-motorized recreational use and other uses.

**Goal 7 “Ensure an effective and continued public-input based land use planning process.”**

- ✓ Encourage public participation in land use planning and decision making in the Town of Drummond.
- ✓ Provide public forums, input sessions, and informational sessions on land use planning and land use decisions so decisions reflect the best interest and will of the public.
- ✓ Provide continual public review and public-based amendatory process to the land use plan.

## TOWN OF EILEEN

**Goal** “Provide for orderly, planned development within the Town of Eileen that promotes a safe and pleasant living environment and makes efficient use of the town’s land, public services, and public financial resources.”

*Objective 1 Guide land use and land use decisions in recognition of resource limitations and town goals and objectives.*

- ✓ The Town of Eileen will maintain a current, long-range development plan, which will serve as a guide for future land use and zoning decisions. New developments will be based upon consideration of this plan as well as other applicable plans and ordinances.
- ✓ Management of public lands should recognize adjacent land practices and should not interfere with continued use consistent with best management practices.

*Objective 2 Provide the town with a unified vision of growth.*

*Objective 3 Conserve the town’s rural character and atmosphere.*

- ✓ Landscaping and land use buffers will be used to lessen the impacts of conflicting land uses in proximity to one another.
- ✓ Maximize the quality of life by providing open space, trails and trail access, parks and recreational opportunities, and facilities, which are managed in ways that afford maximum benefit to the community.
- ✓ Encourage landowners to retain the aspects of their property, which contribute to the character of the town, including the retention of barns, farmland, wood lots, and water resources.

*Objective 4 Guide developments into defined areas in an orderly fashion.*

- ✓ New developments will be kept from areas deemed unsafe or unsuitable due to natural hazards, contamination, access, or problems of incompatibility.
- ✓ Encourage development that assures the conservation of land and the efficient provision of public services.
- ✓ Help promote the provision of public services and facilities when both sufficient need and revenue base to support them exists.

*Objective 5 Provide a continuing level of planning effort, review, and amendatory process to ensure long-term compatibility of the plan with the needs of the town.*

*Objective 6 Coordinate with the Wisconsin Department of Natural Resources to ensure that future land use projects and goals of the town can be achieved and maximized.*

*Objective 7 Provide uniform and effective enforcement of town land use regulations.*

Objective 8: Provide continuing education to the public, through county and other resources that will lead to a more complete understanding of planning and land use issues facing the Town of Eileen.

## LAND USE IMPLEMENTATION ACTIONS

**Implementation Action 1:** Encourage a minimum parcel division size and the policy of a single-one-time “carve-out” of this designated acreage in the area identified as prime agricultural land to maintain an overall low density of housing and keep large blocks of agricultural land together to ensure the continued feasibility of agricultural activities in the town. Methods and examples on how this is achieved are illustrated in the *Implementation Element* of the plan.

**Implementation Action 2:** Develop a Town of Eileen Subdivision Permit that enables the town board, town planning committee, and citizens to comment on its development and insure that it is reviewed before being constructed. The intent such permit is not intended to halt the development of additional residential land but rather to ensure that developments are properly suited both in aesthetics and in their siting to the character of the town and do not damage the town’s environmental resources.

**Implementation Action 3:** Work collaboratively with the Bayfield County Zoning Office for notification to town officials about county zoning ordinance changes and issues of enforcement.

**Implementation Action 4:** Host periodic sessions about land use issues and decision-making in the Town of Eileen in conjunction with town’s annual meeting or other town gatherings. At these meetings, invite members of the professional planning community (NWRPC, Bayfield County Zoning Office, UW-Extension personnel, etc.) to speak, make presentations, and answer questions of the residents on land use and development issues.

**Implementation Action 5:** Develop a conservation subdivision ordinance. The ordinance would establish language and a functional framework for developing conservation subdivisions in areas of the Town of Eileen that have been identified as expecting residential growth over the coming 20- year period. Methods on how conservation subdivisions are created are illustrated in the **Implementation Element** of the plan.

**Implementation Action 6:** Develop and update a list of landowners in areas identified for potential residential development and determine at what time they may be interested (either by estimating or asking them) in selling or subdividing land for development so as to gauge when and where developments will take place.

## TOWN OF GRAND VIEW

### Goal 1 “Minimize land use conflicts within the Town of Grand View.”

*Objective* Guide residential, commercial, industrial and other development into appropriate areas of the town.

- ✓ Keep new commercial developments centralized in or near the existing retail core or adjacent to other existing commercial nodes to create a distinct community rather than conventional strip highway development.
- ✓ Encourage infill of new residential development into existing sanitary district service area.

### Goal 2 “Protect and maintain the environmental quality and scenic beauty of the Town of Grand View.”

*Objective:* Balance the needs of environmental protection and stewardship with reasonable and appropriate use of private property.

- ✓ Address lakeshore development issues with an emphasis on preventing overcrowding which could diminish property values and the environmental quality of the town’s surface water resources to afford the highest possible protection to sensitive lakeshore, river, and wetland areas.
- ✓ Protect the town’s surface water quality by working to restrict the siting of commercial and residential developments in areas that would adversely affect the water resources.
- ✓ Encourage periodic checks of septic systems within the town to minimize adverse impacts on the town’s water quality and reduce potential contamination.

### Goal 3 “Provide better public communication on the Town of Grand View issues.”

- ✓ Develop an informational pamphlet to inform property owners about town resources, services and best use practices for maintaining the Town of Grand View’s character.

### Goal 4 “Maintain and improve the visual aesthetics and rural “northwoods” character of the Town of Grand View.

*Objective:* Work to avoid the visual discord that results from poor design, management, and maintenance of buildings, structures, and other developments in the town.

- ✓ Establish a set of recommended design standards for commercial signage, lighting, and building developments that fit the desired aesthetic goals of the town.
- ✓ Encourage the use of landscaping and screening to reduce the visual impacts of conflicting land uses in proximity to one another.



- ✓ Establish regulations and guidelines for planned unit developments, subdivisions, condominiums, clustered developments, and apartments so that demand for housing can be met without diminishing the quality and character of the town.
- ✓ Assess the need to designate for or potentially restrict the siting of mobile homes, trailers, and mobile home parks in the town and assess design standards.
- ✓ Assess the need to establish a larger minimum lot size in rural areas in an effort to control development density.

**Goal 5 “Promote interaction and cooperation with adjoining and concurrent governmental jurisdictions for short-term and long-term planning.”**

- ✓ Coordinate with Bayfield County Zoning for enforcement of local and county regulations within the town and participate in conditional use permit review to ensure the town’s goals are adhered to.
- ✓ Increase cooperation in planning for facilities, services, and land use policies with adjoining towns for maximum efficiency, cost reduction, and regional development consistency.
- ✓ Encourage increased communication with the National Forest Service, WI Department of Natural Resources, and Bayfield County for land management and recreational use policies.
- ✓ Explore opportunity for expanding private lands for future residential, commercial, or industrial in or adjacent to the existing town site.

**Goal 6 “Provide a variety of recreational opportunities and amenities to residents and visitors.”**

*Objective: Promote appropriate and balanced usage of the town’s recreational resources.*

- ✓ Assess the need for or revision of a town ordinance for the use of motorized recreational use (personal watercraft, ATVs, snowmobiles) to reduce conflicts with non-motorized recreational use and other uses.
- ✓ Continue to assess the need for upgrading or expanding town recreation facilities.

**Goal 7 “Ensure an effective and continued public-input based land use planning process.”**

- ✓ Encourage public participation in land use planning and decision making in the Town of Grand View.
- ✓ Provide public forums, input sessions, and informational sessions on land use planning and land use decisions so decisions reflect the best interest and will of the public.
- ✓ Provide continual public review and public-based amendatory process to the land use plan.

## TOWN OF KELLY

### Goal 1 “Preserve the productive farmland in the Town of Kelly.”

- ✓ Identify the productive agricultural land.
- ✓ Support traditional farming practices throughout the town.
- ✓ Encourage the development of truck farming, hobby farms, alternative agriculture, and fruit farms.
- ✓ Discourage the development of large scale/factory farms.
- ✓ Promote erosion control through soil conservation practices.
- ✓ Encourage residential development that does not encroach on our agricultural land.

### Goal 2 “Protect the natural resources and scenic beauty of the Town of Kelly.”

- ✓ Adopt an ordinance for signs and billboards.
- ✓ Encourage the use of forest buffers along roadways.
- ✓ Support the Bayfield County structure setback requirements in order to preserve scenic roadways.
- ✓ Support the Wisconsin Department of Natural Resources structure setback requirements along our pristine waterways.
- ✓ Support sound conservation practices along waterways to prevent erosion.
- ✓ Encourage forest management that will promote healthy woodlands.
- ✓ Encourage practices that protect the drinking water quality of the town.
- ✓ Discourage development along the town’s scenic waterways.

### Goal 3 “Encourage non-polluting industry and business in the town.”

- ✓ Support home-based business.
- ✓ Allow development of light, non-polluting industry in appropriate areas of the town.
- ✓ Discourage heavy industry in the town.
- ✓ Discourage commercial landfills in the town.

### Goal 4 “Encourage residential development that is compatible with the rural character of the community.”

- ✓ Discourage the development of trailer home parks, condominiums, and multi-family residential structures.
- ✓ Encourage single-family residences.
- ✓ Maintain a minimum of five acres for home lot sizes.

## TOWN OF KEYSTONE

**Goal 1 “Preserve the existing quality of life in the town by ensuring that future growth is orderly and sustainable.”**

- ✓ Discourage scattered development and conflicting land uses.
- ✓ Provide would-be builders, realtors, and townspeople with a copy of the plan.
- ✓ Adopt a town mobile home ordinance.
- ✓ Promote effective zoning.
- ✓ Develop a town sign ordinance.
- ✓ Minimize strip development along Highway 2.
- ✓ Coordinate the town’s land use plan with adjacent towns’ land use plans and Bayfield County’s land use plan and zoning ordinance.

**Goal 2 “Encourage light, non-polluting industry in the town.”**

- ✓ Explore financing for manufacturing enterprises.
- ✓ Encourage industries to locate in designated areas of the town.
- ✓ Encourage cottage industries in the town.

**Goal 3 “Preserve and protect the town’s unique natural resources and rural characteristics.”**

- ✓ Explore ways to help landowners preserve woodlands, stream banks, wetlands, and lakeshores.
- ✓ Promote forest crop management practices to conserve forest areas and avoid problems from clear cutting practices.
- ✓ Encourage use of snowmobiles and ATV’s that is compatible with preserving natural resources.
- ✓ Require all mineral resource extraction activities to have a reclamation plan.
- ✓ Identify and clearly designate wetlands and scenic open spaces.
- ✓ Encourage cluster residential development where appropriate.
- ✓ Encourage adopt-a-roadways program in the town.
- ✓ Explore strategies to preserve highway and road corridors’ rural appearance through setbacks and vegetative screening.
- ✓ Encourage use of conservation easements for environmentally sensitive areas along streams and creeks.

**Goal 4 “Preserve the productive agricultural land in the town.”**

- ✓ Identify and clearly designate the town’s prime farmland areas.
- ✓ Discourage residential development of productive agricultural land.
- ✓ Encourage and support diverse agricultural endeavors.
- ✓ Promote participation in the Farmland Preservation Program.

## TOWN OF NAMAKAGON

### Goal 1 “Minimize land use conflicts within the Town of Namakagon.”

*Objective: Guide residential, commercial, and other developments into appropriate areas of the town.*

- ✓ Keep commercial developments centralized to encourage a distinct community rather than conventional strip development.
- ✓ Encourage clustered developments to conserve land and efficiently provide public services and accessibility.

### Goal 2 “Protect and maintain the environmental quality and scenic beauty of the Town of Namakagon.”

*Objective: Balance the needs of environmental protection and stewardship with reasonable and appropriate use of private property.*

- ✓ Address the need for aesthetic requirements, controls, and town ordinances on boathouses, boatlifts, and use of houseboats.
- ✓ Address lakeshore development issues with an emphasis on preventing overcrowding which could diminish property values and the environmental quality of the town’s lake resources.
- ✓ Afford the highest possible protection to sensitive lakeshore, river, and wetland areas.
- ✓ Protect the town’s surface water quality by working to guide the siting of commercial and residential growth into appropriate areas, which would otherwise adversely affect the water resources, contribute to nutrient loading, damage spawning grounds, nesting areas or other habitats, or diminish natural shoreline cover.
- ✓ Develop an informational pamphlet to inform property owners about town resources, services and best use practices for maintaining the Town of Namakagon’s character.

### Goal 3 “Provide a variety of recreational uses and amenities to residents and visitors to the town within the town’s capacity to do so.”

*Objective: Promote appropriate and balanced usage of the town’s recreational resources.*

- ✓ Assess the need for a town ordinance for the use of motorized recreational use (personal watercraft, ATVs, snowmobiles) to reduce conflicts with non-motorized recreational use and other uses.

### Goal 4 “Maintain and improve the visual aesthetics and rural “northwoods” character of the Town of Namakagon.”

*Objective Work to avoid the visual discord that results from poor design, management, and maintenance of buildings, structures, and other developments in the town.*

- ✓ Establish a set of recommended design standards for commercial signage, lighting, and building developments that fit the desired aesthetic goals of the town.
- ✓ Encourage the use of landscaping and screening to reduce the visual impacts of conflicting land uses in proximity to one another.
- ✓ Establish regulations and guidelines for subdivisions, condominiums, clustered developments, and apartments so that demand for housing can be met without diminishing the quality and character of the town.
- ✓ Assess the need to designate for or potentially restrict the siting of mobile homes, trailers, and mobile home parks in the town and work to develop and adopt design standards for mobile homes.

**Goal 5 “Promote interaction and cooperation with adjoining and concurrent governmental jurisdictions for short-term and long-term planning.”**

- ✓ Coordinate with Bayfield County Zoning for enforcement of local and county regulations within the town and participate in conditional use permit review to ensure the town’s goals are adhered to.
- ✓ Promote cooperation in planning for facilities and services with neighboring units of government for maximum efficiency and cost reduction.
- ✓ Encourage increased communication with the National Forest Service for land management.
- ✓ Encourage periodic checks of septic systems within the town to minimize adverse impacts on the town’s water quality and reduce potential contamination.

**Goal 6 “Ensure an effective and continued public-input based land use planning process.”**

- ✓ Encourage public participation in land use planning and decision making in the Town of Namakagon.
- ✓ Provide public forums, input sessions, and informational sessions on land use planning and land use decisions so decisions reflect the best interest and will of the public.
- ✓ Provide continual public review and public-based amendatory process to the land use plan.
- ✓ Have the town government make records and minutes of meetings available on the Internet for the benefit of all property owners.

## TOWN OF RUSSELL

### Goal 1 “Preserve the rural character of the Town of Russell.”

- ✓ Minimize scattered development and conflicting land uses without discouraging development.
- ✓ Designate areas desirable for development as well as non-desirable areas for development.
- ✓ New development should not adversely affect the value of property or livability of neighboring properties.
- ✓ Minimize development along Highway 13 and old CTH K. Preserve these corridors aesthetic appearance through setbacks, vegetative screening, and architectural standards.
- ✓ Develop a signage and exterior lighting/illumination ordinance for the Town of Russell.

### Goal 2 “Protect the natural resources in the Town of Russell.”

- ✓ Promote Best Management Practices (BMP’s) for town, tribal, county, and private forests, especially near scenic corridors and within ¼ mile of wetlands, streams, and lakeshores.
- ✓ Use sound soil conservation practices to minimize soil erosion.
- ✓ Require that mineral resource extraction activities have a reclamation plan.
- ✓ Identify and clearly designate wetlands, desirable (scenic) open spaces, prime forest areas, and historic sites.
- ✓ Encourage clustered development where appropriate to allow for large tracts of undisturbed natural areas.
- ✓ Encourage protection of old growth forest stands through conservation easements, sustainable forestry plans, etc.
- ✓ Preserve and protect the shoreline in continued partnership with tribal and federal entities.

### Goal 3 “Provide public recreational opportunities in the Town of Russell.”

- ✓ Identify sites for public recreational development.
- ✓ Maintain and continue to upgrade existing public recreational facilities.
- ✓ Plan and develop new public recreational facilities where appropriate.
- ✓ Any further recreational development will follow environmental guidelines and should fit the natural surroundings.
- ✓ Promote collaboration between Red Cliff Tribe, the Town of Russell, Bayfield County, and the National Park Service for future recreational development.

### Goal 4 “Support business that is compatible with the rural character of the Town of Russell.”

- ✓ Encourage home-based business and cottage industry.

- ✓ Identify appropriate areas for commercial and industrial development such as along Highway 13, Old County K, and Red Cliff.
- ✓ Signage for commercial and industrial business needs to be compatible with the rural character of the Town of Russell.

**Goal 5 “Promote managed residential development with the Town of Russell.”**

- ✓ Encourage residential development in areas where utilities are provided.
- ✓ Residential development should conserve open spaces and scenic views and allow for efficient provision of services.
- ✓ Encourage the development of single-family residences.
- ✓ Single-family residential development in low-density areas should provide minimal visual impact from roadways to preserve the rural character of the Town of Russell.

## TOWN OF WASHBURN

### Goal 1 “Preserve the rural character of the Town of Washburn.”

- ✓ Maintain and enhance the town’s cultural heritage inventory, including historic sites, buildings, etc.
- ✓ Minimize the visual impact of existing communication towers and discourage additional communication towers.
- ✓ Promote pride in community by providing opportunities at public meetings to give talks on the history and heritage of the town, and by having town picnics and other community events.
- ✓ Educate townspeople on the following concepts: conservation easements, forest and agriculture stewardship programs, purchase of development rights, etc.
- ✓ Support single-family, low-density residential development that maintains the rural character of the town.
- ✓ Encourage setback of residences from roads.

### Goal 2 “Provide for the protection of existing agricultural land in the town.”

- ✓ Encourage the support of local agricultural business.
- ✓ Encourage utilization of idle farmland for agricultural purposes.
- ✓ Identify and clearly designate the town’s prime farmland areas.
- ✓ Discourage conversion of prime farmland to nonagricultural use.
- ✓ Encourage participation in Farmland Preservation Program.
- ✓ Encourage sound soil and water conservation practices.

### Goal 3 “Preserve and protect the diverse natural resource and wildlife habitats, including the quality of air, waterways and groundwater, in the Town of Washburn.”

- ✓ Maintain and enhance the town’s natural heritage inventory, including old growth timber stands, etc.
- ✓ Engage in activities to prevent water pollution.
- ✓ Maintain forest buffer strip along lakes, rivers, and trails.
- ✓ Educate townspeople about watersheds, sensitive soil areas, and importance of large prime undisturbed forest tracts for wildlife habitat.
- ✓ Encourage use of Wisconsin’s forestry Best Management Practices for water quality protection.
- ✓ Require proper practices and reclamation plan for all resource extraction activities.
- ✓ Minimize soil erosion by using sound soil conservation practices.

### Goal 4 “Encourage sustainable forest management practices on private and public lands in the Town of Washburn.”

- ✓ Maintain an aesthetic buffer strip along roadways.
- ✓ Develop a forest restoration plan for the town.
- ✓ Educate and make available information on proper forest management practices from county, state, and federal agencies and private organizations.



- ✓ Encourage cooperative landscape level planning in partnership with the US Forest Service.
- ✓ Promote cooperation of loggers and US Forest Service in maintaining town roads.

**Goal 5 “Provide diverse recreational opportunities in the town.”**

- ✓ Support development of non-motorized recreational trails.
- ✓ Maintain a system of snowmobile and ATV trails.
- ✓ Encourage diverse recreational trails and areas in the Chequamegon National Forest.
- ✓ Identify sites suitable for recreational uses that are consistent with maintaining the town’s rural character.

**Goal 6 “ Support businesses that are compatible with the rural character of the town.”**

- ✓ Encourage home-based business.
- ✓ Encourage the location of commercial and light industrial development within the Washburn city limits.
- ✓ Encourage vegetative screening of commercial and industrial developments.
- ✓ Limit the size and location of signs and billboards.
- ✓ Encourage businesses that would have minimum environmental impact on the land.