

Chapter 10:

IMPLEMENTATION

INTRODUCTION

The future character of the Town of Washburn and quality of life for its residents will be strongly shaped by future land use choices and decisions. This Comprehensive Plan is intended to serve as a guide for the individuals and community leaders will be faced with the land use choices and making these important decisions. To move towards the goals and objectives laid out in this Plan, it is essential that the entire Plan be used and understood by its residents, the Town Board and the Bayfield County Board and Zoning Committee. It is essential that the plan be treated as a living, dynamic document, which can (and should) be modified as needed to address changing conditions in the Town and the surrounding communities.

The Comprehensive Plan presents a bold, yet reasonable vision for the Town of Washburn. However, to realize this vision, the Town, the neighboring and overlapping jurisdictions, the private sector, and its residents must take specific actions. This chapter provides an overview of the primary actions necessary to implement the Plan. Refer to the other chapters of the Plan for additional information regarding implementation of the Plan.

INTEGRATION OF ELEMENTS

The Town of Washburn is committed to simultaneously considering reasonable and appropriate land uses, economic, environmental, and social principles in all of its planning related decisions. Consequently, each element of this Comprehensive Plan is integrated and consistent with each other. Town Board members and the [future] Planning Commission members will consider all elements of the Comprehensive Plan as a whole while applying, interpreting and implementing this Plan.

OVERVIEW OF REGULATIONS

The Town of Washburn can use various tools to achieve the vision, goals, objectives, and policies of the Plan; however, the most common tools are regulatory. This section provides a description of existing regulations in the Town of Washburn and it provides an overview of the key changes that the City will make to ensure implementation of the Plan.

ZONING ORDINANCE AND RELATED ORDINANCES

The Town may consider revising its existing Zoning Ordinance to reflect the goals, objectives, and policies of the Comprehensive Plan. Updating the Zoning Ordinance is an important task that will require considerable cooperation with Bayfield County Zoning officials and much public participation. The Town should begin the process of updating the Zoning Ordinance in late 2007 or 2008 and complete the process in 2008 or 2009.

ZONING MAP

The Town of Washburn may consider revising its Zoning Map to be consistent with the Comprehensive Plan. Updating the Zoning Map, like updating the Zoning Ordinance, is an important task that will require considerable cooperation with the Bayfield County Zoning Department and public participation. The Town may consider creating new zoning districts for the new "Residential" areas as shown on the Land Use Plan.

CAPITAL IMPROVEMENTS PROGRAM

A Capital Improvements Program organizes City expenditures for capital improvements, some of which are proposed in the Comprehensive Plan, including street and road improvements, community building improvements and construction, parks and trails, and equipment. A Capital Improvements Program links development policies established in the Comprehensive Plan to future receipt and expenditure of funds and construction of capital improvements. The Town may eventually and systematically review all capital projects for consistency with the adopted goals, objectives, and policies established in this Plan. Although a Capital Improvements Program was not part of this comprehensive planning process, it remains a vital planning tool for community leaders to identify and rely on for future expenditures.

IMPLEMENTATION RESPONSIBILITIES AND TIMELINES

This section lists the goals, objectives and policies described earlier in the Plan and it identifies implementation responsibilities and timelines. The Town will use this information as a general guide to implement the Plan. Areas of responsibility and responsible entities or persons may overlap, and all entities should be prepared to help implement this Plan as needed. Some of the key responsible entities include the following:

1. Town Board
2. Town Planning Commission
3. Bayfield County Zoning Administrator
4. Bayfield County Board
5. Bayfield County Code Enforcement Officer
6. Bayfield County Sheriff
7. City of Washburn (which may include but not exclusively: the Mayor; Common Council; City Staff; and City Advisory Committees)

8. City of Ashland (which may include but not exclusively: the Mayor; Common Council; City Staff; and City Advisory Committees)
9. BART Authority
10. U.S. Forest Service
11. Town of Bayview, Town of Barksdale, Town of Bell; Town of Clover
12. State of Wisconsin Dept. of Transportation

CH. 3 - HOUSING

Ch. 3 – Goal 1: The Town of Washburn supports residential development that will be compatible with the preservation of the town’s rural character and environment, and the traditions of agriculture and forestry.

Objective 3.1: Establish guidelines for visual buffers of residential development from town roads.

*Responsible Entities: Town Board; Town Planning Commission; Bayfield County
Zoning Administrator*
Action Date(s): 2007 – Ongoing

Objective 3.2: Encourage cluster developments with shared wells and septic systems, and encourage shared driveways between residential uses.

*Responsible Entities: Town Board; Town Planning Commission; Bayfield County
Zoning Administrator*
Action Date(s): 2007 – Ongoing

Objective 3.3: Encourage the continued use of small-scale farming, truck farms, horse riding stables and boarding, and private forestry and tree replantings.

Responsible Entities: Town Board; Town Planning Commission.
Action Date(s): 2007 – Ongoing

Ch. 3 – Goal 2: The Town of Washburn provides diverse and attractive housing to meet the needs of residents.

Objective 3.1: Encourage the preservation and enhancement of the existing housing stock to provide for the needs of current residents and to accommodate anticipated future population growth.

Policy 3.1.a: Work with public and private agencies and programs to help rehabilitate owner-occupied and rental units.

*Responsible Entities: Town Board; Town Planning Commission; Bayfield County
Housing Authority*
Action Date(s): 2007 – Ongoing

Policy 3.1.b: Identify housing needs and amend the Zoning Ordinance to address those needs.

Responsible Entities: *Town Board; Town Planning Commission, Bayfield County Zoning Administrator*

Action Date(s): *2007 – Ongoing*

Policy 3.1.c: Explore developing and making available a handbook to guide homeowners in rehabilitation of their property.

and

Policy 3.1.d: Promote green building/sustainable design concepts (including energy efficient construction) for new housing and housing renovations.

Responsible Entities: *Town Board; Town Planning Commission, Bayfield County Housing Authority*

Action Date(s): *2007 – Ongoing*

Policy 3.1.e: Identify blighted properties that are vacant or for sale; consider acquiring them and improving them, or seek private rehabilitation support.

Responsible Entities: *Town Planning Commission; Bayfield County Zoning Administrator and Bayfield County Code Enforcement.*

Action Date(s): *2008 – beyond*

Policy 3.1.f: Initiate and/or promote a “Keep our Town Beautiful” or similar titled cleanup programs. Conduct clean up/pick up days for appliances, furniture, and general property cleanup.

Responsible Entities: *Town Board; Town Planning Commission.*

Action Date(s): *2008 – beyond*

Policy 3.1.g: Establish a community assistance program to encourage property maintenance.

and

Policy 3.1.h: Review, amend, and enforce property maintenance ordinances.

Responsible Entities: *Town Board; Town Planning Commission; Bayfield County Zoning Administrator, Bayfield County Code Enforcement*

Action Date(s): *2007 – Ongoing*

Objective 3.2: Encourage the development or redevelopment of housing for all income levels, special needs, and stages of life.

Responsible Entities: *Town Board; Town Planning Commission*

Action Date(s): *2007 – Ongoing*

Policy 3.2.a: Develop incentives to encourage development of low and moderate-income housing, as well as housing for those with special needs.

Responsible Entities: *Town Board; Town Planning Commission, Bayfield County Housing Authority*

Action Date(s): *2007 – Ongoing*

Policy 3.2.b: Encourage the creation of conservation subdivisions or residential cluster subdivisions that allow the creation of senior or assisted living facilities.

Responsible Entities: Town Board; Town Planning Commission; Bayfield County Zoning Administrator

Action Date(s): 2007 – Ongoing

Policy 3.2.c: Establish standards for new mobile homes and/or manufactured homes that are moved in which ensure compatibility with the rural character and natural resources of the Town.

Responsible Entities: Town Board; Town Planning Commission; Bayfield County Zoning Administrator

Action Date(s): 2007 – Ongoing

Policy 3.2.d: Use and promote programs that provide incentives to support the financing and marketing of a first-time homebuyer program.

Responsible Entities: Town Board; Town Planning Commission, Bayfield County Housing Authority

Action Date(s): 2007 – Ongoing

Policy 3.2.e: Support public and private programs that help address housing needs in the Town of Washburn.

Responsible Entities: Town Board; Town Planning Commission, Bayfield County Housing Authority

Action Date(s): 2007 – Ongoing

Policy 3.2.f: Ensure that housing addresses the standards set in the American's with Disabilities Act.

Responsible Entities: Town Board; Town Planning Commission; Bayfield County Zoning Administrator

Action Date(s): 2007 – Ongoing

Policy 3.2.g: Explore the idea of creating an architectural review board to guide homeowners and builders toward a compatible architectural design for all new housing units.

Responsible Entities: Town Board; Town Planning Commission.

Action Date(s): 2007 – Ongoing

CH. 4 - UTILITIES AND COMMUNITY FACILITIES

Ch. 4 - Goal 1: The Town of Washburn will support and provide community facilities and services, which contribute to the overall health, safety and general welfare of the residents of the Town, while maintaining a rural environment.

Objective 4.1: Become more involved with public utility companies in planning and development of services impacting the Town of Washburn.

Responsible Entities: Town Board; Town Planning Commission

Action Date(s): 2007 – Ongoing

Policy 4.1.a: Work with telecommunication providers and others to ensure that the Town has the necessary telecommunication infrastructure to support the needs of current and future businesses, industries, schools, institutions, and homeowners.

Responsible Entities: Town Board; Town Planning Commission

Action Date(s): 2007 – Ongoing

Policy 4.1.b: Work with Bayfield County in adopting zoning provisions or design standards that limit heights or provide suitable, yet limited locations of any future telecommunication towers.

*Responsible Entities: Town Board; Town Planning Commission, Bayfield County
Zoning Administrator*

Action Date(s): 2007 – Ongoing

Policy 4.1.c: Meet with representatives of local utility companies to discuss future infrastructure development and replacement.

and

Policy 4.1.d: Work with telecommunication providers and others to ensure that Washburn has the necessary telecommunication infrastructure to support the needs of current and future businesses, industries, schools, institutions, and homeowners.

Responsible Entities: Town Board; Town Planning Commission

Action Date(s): 2007 – Ongoing

Policy 4.1.e: Implement measures or encourage residents to retain and detain storm water within their own properties and provide standards for those residents located near protected waterways or areas susceptible to heavy erosion or washouts.

and

Policy 4.1.f: Encourage residents to have periodic and routine inspections of all on-site septic systems. Explore the possibility of providing financial assistance to those that are unable to replace or repair these systems.

Responsible Entities: *Town Board; Town Planning Commission*

Action Date(s): *2007 – Ongoing*

Policy 4.1.g: Limit or preclude development of new residential dwellings or homesteads in areas without adequate space for private onsite waste treatment systems and replacement areas, or in areas deemed too environmentally sensitive under the land Use Plan map of the Town.

Responsible Entities: *Town Board; Town Planning Commission, Bayfield County Zoning Administrator*

Action Date(s): *2007 – Ongoing*

Objective 4.2: Ensure that the buildings, equipment, and staff associated with providing the Town services and facilities are adequate to meet the needs of the community.

Policy 4.2.a: Continue to maintain and provide a safe and effective Town Hall for community meetings and gatherings. Explore the possibility of incorporating green building techniques in any new development.

and

Policy 4.2.b: Evaluate the building and space needs associated with the Town's community services and facilities. Develop plans to address future needs.

and

Policy 4.2.c: Plan and budget for Town equipment replacement and repair as needed to provide the community with safe and efficient services. Consider energy efficiency and environmental responsibility when upgrading equipment.

and

Policy 4.2.d: Work with neighboring and overlapping jurisdictions to explore the feasibility and efficiency of jointly purchasing and sharing equipment.

and

Policy 4.2.e: Evaluate staffing needs and plan accordingly to ensure the safe and efficient delivery of community services.

Responsible Entities: *Town Board*

Action Date(s): *2007 – Ongoing*

Objective 4.3: Ensure that the buildings, equipment, and staff associated with providing the Town services and facilities are adequate to meet the needs of the community.

Policy 4.3.a: Maintain effective communication and a working relationship with the Bayfield County Sheriff's Department and City of Washburn Fire and Rescue units, and provide immediate feedback on any issues or problems.

and

Policy 4.3.b: Explore the possibility of funding or supporting a Town of Washburn First Responder/Emergency volunteers program, to be trained by the City of Washburn Fire and Rescue Department and Bayfield County Sheriff's Department.

Responsible Entities: *Town Board, Bayfield County Sheriff; City of Washburn*

Action Date(s): *2007 – Ongoing*

Policy 4.3.c: Ensure and encourage that all residents are properly marked numbered with visible addresses or name plates from roadways, and all properties are marked with 9-11 emergency locator signs.

Responsible Entities: *Town Board*

Action Date(s): *2007 – Ongoing*

Objective 4.4: Ensure that the Town continues to be apart of the Bay Area Solid Waste District (BASWD) and that these waste disposal and recycling facilities remain adequate for the Town's needs.

and

Policy 4.4.a: Continue to work with and encourage waste disposal providers to ensure that waste disposal needs throughout the Town are met and resident satisfaction is rated higher.

and

Policy 4.4.b: Promote and encourage residents to reduce, reuse, and recycle products.

Responsible Entities: *Town Board*

Action Date(s): *2007 – Ongoing*

Objective 4.5: Promote energy conservation measures and cleaner forms of energy that reduce the Town's dependence on imported energy.

and

Policy 4.5.a: Support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures.

and

Policy 4.5.b: Implement energy conservation measures in all Town facilities as a means to showcase energy conservation measures and to set a positive example for residential uses.

and

Policy 4.5.c: Encourage energy providers and others to provide financial incentives for homeowners to conserve energy.

Responsible Entities: *Town Board*

Action Date(s): *2007 – Ongoing*

Objective 4.6 Ensure that the former Washburn Landfill location on Maple Hill in Section 29 is monitored for public health.

and

Policy 4.6a: Ensure the clay cap is inspected for winter damage due to frost heaving and/or settling twice a year in the spring (May) and later in the fall (October). Enough time should be given to make repairs prior to winter free-up and snow.

and

Policy 4.6b: Ensure the cap-area should be mowed several times through the growing season to prevent the establishment of trees and/or large root plants that could result in the cracking of the protecting clay cap.

and

Policy 4.6c: Ensure that the three (3) monitoring well's information should be reviewed at least annually with the report given at the Town's annual meeting. This policy should be an on-going practice at the spring Annual Town meeting to renew and remind the board members and the citizens, so the importance of what we are protecting is not lost.

and

Policy 4.6d: Ensure that correspondence of the findings to all of the above will be forwarded to: the City of Washburn (77% responsible) and the Town of Bayview (12% responsible). The Town encourages and feels it is important to maintain cooperative dialog with these entities and to remind them of their responsibility for the ongoing monitoring, clay cap restoration (if or when needed), hazardous clean-up if ever detected, etc.

Responsible Entities: *Town Board; City of Washburn; Town of Bayview*

Action Date(s): *2007 – Ongoing*

Ch. 4 - Goal 2: The Town of Washburn will promote and provide a variety of recreational opportunities within the community, to ensure the health and active lifestyle of our residents is sustained.

and

Objective 4.7: Provide high quality recreational opportunities that meet the needs and desires of residents and visitors.

and

Policy 4.7.a: Protect and enhance public open space along the lakes and protected waterways and streams.

and

Policy 4.7.b: Study the feasibility of creating a Town park on the land around the Town Hall or Town pond. Consider possible winter use of the Town's pond for ice skating with warming house.

and

Policy 4.7.c: Work with the Washburn School District, overlapping and neighboring jurisdictions, and others to coordinate and share recreation facilities.

and

Policy 4.7.d: Encourage the expansion of existing ATV, snowmobile, horseback riding and walking trails throughout the Town. Ensure that all trails are properly marked and well maintained in a safe manner for all users.

and

Policy 4.7.e: Recognize the need to accommodate all age groups and abilities in recreational pursuits as well as treat all forms of recreational sports with equal merit.

Responsible Entities: *Town Board, Town Planning Commission*

Action Date(s): *2007 – Ongoing*

Policy 4.7.e: Promote the development of interpretive trails or nature walks in the Chaquamegon National Forest and/or other parts of the Town.

Responsible Entities: *Town Board, Town Planning Commission, U.S. Forest Service*

Action Date(s): *2007 – Ongoing*

Objective 4.8: Provide high quality cultural and educational opportunities and facilities that meet the needs of residents and visitors.

and

Policy 4.8.a: Provide financial assistance to the City of Washburn Library in order for it to remain a vital and dynamic community resource of our residents.

and

Policy 4.8.b: Explore opportunities to provide additional gathering spaces for community events like outdoor weddings, outdoor concerts, symposiums, and so on. Consider providing a community shelter/building near the Town Hall or Town pond. Explore the possibility of securing local, state, and federal assistance in the development of public facilities.

Responsible Entities: *Town Board, Town Planning Commission*

Action Date(s): *2007 – Ongoing*

CH. 5: TRANSPORTATION

Ch. 5 – Goal 1: Washburn has an integrated, multi-modal transportation system that provides healthy, safe, efficient, environmentally sensitive, and economical movement of people and goods.

Objective 5.1: Provide a functional, safe, accessible, and economical transportation system that meets the transportation needs of the Town's residents and visitors.

Responsible Entities: Town Board; Town Planning Commission, Bayfield County

Action Date(s): 2007 – Ongoing

Policy 5.1.a: Encourage Town residents to utilize carpooling and integrate park and ride opportunities and walking trails into land use planning efforts, where appropriate.

Responsible Entities: Town Board; Town Planning Commission

Action Date(s): 2007 – Ongoing

Policy 5.1.b: Work with public, semi-public, and private transportation providers to ensure effective transportation services to its residents.

Responsible Entities: Town Board; Town Planning Commission, BART Authority

Action Date(s): 2007 – Ongoing

Policy 5.1.c: Investigate the need and encourage the marketing, development and installation of a Bay Area Rural Transit bus stop or Blue Goose service line to the Town, preferably near or at the Town Hall site.

Responsible Entities: Town Board; Town Planning Commission, BART Authority

Action Date(s): 2007 – Ongoing

Policy 5.1.d: Provide a functional and safe trail system in the Town and to surrounding destinations, which provides a safe, cost-effective alternative to the road system.

and

Policy 5.1.e: Encourage/Require new residential developments approved under building permits and/or subdivisions, to dedicate to the public good and welfare trail easements where future or existing trails are planned.

Responsible Entities: Town Board; Town Planning Commission, BART Authority

Action Date(s): 2007 – Ongoing

Policy 5.1.f: Ensure that the Town of Washburn's multi-modal transportation system is effectively signed and safe by separating incompatible modes of transportation. For example, separate motorized trails from pedestrian trails. Also, ensure safe crossings and signage where roads and trails intersect.

and

Policy 5.1.g: Ensure that Washburn's multi modal-transportation system is consistent with the provisions of the American's with Disabilities Act (ADA).

Responsible Entities: *Town Board; Town Planning Commission, BART Authority*

Action Date(s): *2007 – Ongoing*

Policy 5.1.h: Continue to participate and work with WisDOT officials on the Town's PASER (*Pavement Surface Evaluation Rating*) The results should be reported to the WisDOT or Bayfield County officials periodically to ensure that all town highways and road systems are kept healthy and their lifespan improved.

Responsible Entities: *Town Board; Town Planning Commission, Wisconsin Department of Transportation; Bayfield County*

Action Date(s): *2007 – Ongoing*

Objective 5.2: Provide an attractive transportation system that offers recreation and economic benefits.

and

Policy 5.2.a: Consider and maintain the unique rural character of the residential areas and preserving the environmental conditions of an area when planning, constructing, and maintaining future transportation routes and facilities.

and

Policy 5.2.b: Provide and plan for pedestrian links between the residential dwellings throughout the Town and the Town Hall and to other pedestrian corridors or walking trails.

Responsible Entities: *Town Board; Town Planning Commission,*

Action Date(s): *2007 – Ongoing*

Policy 5.2.c: Address issues and adopt policies (or specific ordinances) related to snowmobiling and ATV use on trails and along the Town roads.

Responsible Entities: *Town Board; Town Planning Commission, Bayfield County Zoning Administrator*

Action Date(s): *2007 – Ongoing*

Policy 5.2.d: Expand the Town of Washburn's trail system and work with neighboring and overlapping jurisdictions to connect the Town's trails and bicycle routes to surrounding communities and destinations.

Responsible Entities: *Town Board; Town Planning Commission, Bayfield County*

Action Date(s): *2007 – Ongoing*

Objective 5.3: Promote sustainable and healthy modes of transportation.

and

Policy 5.3.a: Work towards converting conventional fossil fuel burning Town vehicles to cleaner, healthier, and more efficient vehicles that reduce the Town's reliance on fossil fuels and that have minimal adverse affect on the natural environment. Make Town government an outstanding example of how to convert to sustainable and healthy modes of transportation.

and

Policy 5.3.b: Promote efforts to reduce the use of single-occupancy, fossil fuel burning vehicles by promoting public transportation, carpooling, and non-motorized modes of transportation.

and

Policy 5.3.c: Promote land use planning that reduces reliance on motorized modes of transportation and that encourages healthy modes of transportation, including walking and bicycling.

Responsible Entities: *Town Board; Town Planning Commission*

Action Date(s): *2007 – Ongoing*

Policy 5.3.d: Cooperate with Bay Area Rural Transit (BART) to provide local, regional, and national healthy, sustainable, transportation options.

Responsible Entities: *Town Board; Town Planning Commission, BART Authority*

Action Date(s): *2007 – Ongoing*

CH. 6: ECONOMIC DEVELOPMENT

Ch. 6 – Goal 1: The Town of Washburn will help foster and provide a healthy environment in the creation of well-paid and full-time employment opportunities for its residents, and will assist in the retention, expansion, and recruitment opportunities for the local area employment providers, thereby allowing more working individuals to live and reside within the community, which in turn will provide a strong municipal tax base and enhanced quality of life in the Town.

Objective 6.1: Retain and support the expansion of local business and industry.

Responsible Entities: Town Board; Town Planning Commission, City of Ashland Mayor/Common Council; City of Washburn Mayor & Common Council

Action Date(s): 2007 – Ongoing

Policy 6.1.a: Develop and implement a program where the Town Chairman and/or Board Members (or the Town’s special representative) meets periodically with the surrounding local government leaders, Chamber of Commerce’s, businesses and employers, to listen to concerns and discuss opportunities for growth that benefit the Town.

Responsible Entities: Town Board.

Action Date(s): 2007 – Ongoing

Policy 6.1.b: Work with government agencies, organizations, and others to promote training opportunities to help businesses and industries prosper.

and

Policy 6.1.c: Work to implement programs that conserve energy and are more environmentally sensitive and promote the development of “green buildings” as alternatives to protecting the natural environment and resources.

Responsible Entities: Town Board; Town Planning Commission.

Action Date(s): 2007 – Ongoing

Objective 6.2: Recruit new working residents in cooperation with local businesses and employers and those that help diversify Washburn’s economic base.

and

Policy 6.2.a: Recognize and promote the arts, recreation, and natural resources as major contributors to the Town of Washburn’s high quality of life and as major economic forces in the community. Promote the Town’s high quality of rural life to help attract new residents and even small businesses that can take advantage of the Town’s rural amenities and natural resources.

and

Policy 6.2.b: Enhance the Town of Washburn's existing rural living economy by marketing the Town to artists, writers, crafts persons, small home-based businesses or entrepreneurs who are developing new products and new markets to locate in Washburn.

and

Policy 6.2.c: Encourage new working residents and small businesses that can help serve the area's growing population of elderly residents.

and

Policy 6.2.d: Support eco-tourism and other tourism opportunities that are self-supportive revenue generators.

Responsible Entities: Town Board; Town Planning Commission.

Action Date(s): 2007 – Ongoing

Policy 6.2.e: Partner with or work in close cooperation with the City of Washburn's or other local municipalities Chambers of Commerce, to help promote tourism and the quality of life factor in the Town.

Responsible Entities: Town Board; City of Washburn Mayor/Common Council and City of Ashland Mayor/Common Council.

Action Date(s): 2007 – Ongoing

Objective 6.3: Encourage the formation of new businesses that will be conducive to the existing rural environment, and businesses that will not cause any disturbances, noise, pollution, increased traffic, or harm to the natural environment.

Policy 6.3.a: Inform those interested in starting a new business about available business counseling programs.

and

Policy 6.3.b: Support and promote business management education and training programs.

and

Policy 6.3.c: Promote the establishment of an organized business support network for new startup businesses.

and

Policy 6.3.d: Identify and provide information on available business financing programs.

and

Policy 6.3.e: Support the establishment of entrepreneurship education programs in the schools.

Responsible Entities: Town Board; Town Planning Commission.

Action Date(s): *2007 – Ongoing*

CH. 7: AGRICULTURAL, NATURAL, CULTURAL, AND RESOURCES

Ch. 7 - Goal 1: The Town of Washburn protects and enhances its natural and agricultural areas.

Objective 7.1: Protect and enhance natural habitats including creeks, wetlands, and forests to provide habitat for plant and animal species and to allow for sensitive use and enjoyment by humans.

and

Policy 7.1.a: Work with government agencies and other stakeholders to develop a natural resource plan to identify, preserve, restore, and manage natural and coastal resources in the city.

and

Policy 7.1.b: Maintain and enhance the water quality of creeks and drainage corridors within the Town to prevent floods and erosion, and to preserve and protect the floodplain.

and

Policy 7.1.c: Discourage development (public or private) along protected rivers and streams that would cause erosion, endanger water quality, or otherwise adversely affect watershed or groundwater resources.

and

Policy 7.1.d: Work with government agencies, schools, and others to provide and/or promote educational opportunities regarding the protection and enhancement of environmentally sensitive areas.

and

Policy 7.1.e: Promote sustainable development and preservation of natural resources in public and private developments.

Responsible Entities: Town Board; Town Planning Commission.

Action Date(s): 2007 – Ongoing

Objective 7.2: Protect existing agricultural resources in the Town.

Policy 7.2.a: Promote the preservation of productive agricultural land holdings.

Policy 7.2.b: Explore the development of community produce gardens.

Responsible Entities: Town Board; Town Planning Commission.

Action Date(s): 2007 – Ongoing

Ch. 7 - Goal 2: The Town of Washburn protects and promotes its historic, archaeological and cultural resources.

Objective 7.3: Identify and preserve sites, features, structures, access points or routes having unique local historical, archaeological, aesthetic, scenic or natural value for present and future enjoyment. Protect, preserve or use them in such a manner that will assure their continued existence.

Policy 7.3.a: Identify, preserve, and protect resources and structures that contribute to Washburn's architectural, historic, and cultural heritage.

Policy 7.3.b: Support community events and programs that celebrate the history and culture of Washburn.

Policy 7.3.c: Encourage restoration and adaptive re-use of historic buildings.

Responsible Entities: Town Board; Town Planning Commission.

Action Date(s): 2007 – Ongoing

CH. 8: LAND USE

Ch. 8 – Goal 1: Promote land use patterns and development strategies so as to preserve the rural character and environment of the Town of Washburn, and respect its natural and cultural resources.

Objective 8.1: Use land in a manner that promotes a strong, sustainable rural environment.

and

Policy 8.1.a: Respect the rights of existing property owners to continue to use their property in a manner consistent with Bayfield County's ordinances, which directly govern and affect the Town of Washburn.

and

Policy 8.1.b: Minimize infrastructure and community services costs by encouraging development in areas served by existing transportation routes.

and

Policy 8.1.c: Protect existing agricultural areas and other economically productive areas from development that would hinder their economic vitality or future productivity levels.

and

Policy 8.1.d: Support single-family, low-density residential development, or clustered housing around common driveways, to maintain the rural character of the Town.

Responsible Entities: Town Board; Town Planning Commission.

Action Date(s): 2007 – Ongoing

Policy 8.1.e: Encourage or provide additional setbacks for residences and screening standards from roadways and shared driveways between residential uses.

and

Policy 8.1.f: Minimize the visual impacts of existing towers, and discourage the placement of additional towers or encourage/provide co-location requirements on existing towers.

Responsible Entities: Town Board; Town Planning Commission, Bayfield County Zoning Administrator

Action Date(s): 2007 – Ongoing

Policy 8.1.g: Analyze and update the Town's existing and future land use map on a regular basis to reflect the existing conditions and changing land use patterns in the community.

Responsible Entities: Town Board; Town Planning Commission.

Action Date(s): 2007 – Ongoing

Objective 8.2: Use land in a manner that is sensitive to the protection of natural, cultural, and agricultural resources.

and

Policy 8.2.a: Recognize that significant natural resources (especially the rivers and streams), in the Town of Washburn contribute significantly to the Town's high quality of life. Identify and protect land particularly vulnerable to degradation due to steep slopes, high water tables, saturated soils or other factors. Develop a plan to identify, protect, and enhance these resources, and provide protective land use measures (i.e. conservancy) to assist in this initiative.

and

Policy 8.2.b: Seek to preserve the Town's significant cultural heritage inventory, including historic sites, buildings, etc.

and

Policy 8.2.c: Explore, encourage and educate residents on conservation design and easements, purchase of land development rights or other techniques that minimize adverse impacts on significant natural, cultural, and agricultural resources.

Responsible Entities: *Town Board; Town Planning Commission*

Action Date(s): *2007 – Ongoing*

Policy 8.2.d: Promote, encourage and plan for higher density residential developments, or cluster housing developments with a single-common driveway to serve all grouped dwellings, near the eastern edge of the Town and adjacent to the nearby City of Washburn, yet maintaining the 1-Unit per 4.5 Acre land area minimum.

and

Policy 8.2.e: Explore the possibility of creating a new residential zoning district that provides larger lot standards, such as 1-unit per 10-acres in the sensitive areas located next to the U.S. National (Chequamegon-Nicolet) Forest areas of the Town.

Responsible Entities: *Town Board; Town Planning Commission, Bayfield County Zoning Administrator*

Action Date(s): *2008 – Ongoing*

Objective 8.3: Use land in a manner that meets human needs fairly and efficiently.

and

Policy 8.3.a: Ensure public involvement in all significant land use decisions. Relate land use decisions to the needs and desires of the community.

and

Policy 8.3.b: Ensure that the Town has adequate and appropriate land to meet the Town's future housing needs, and encourage residential developments in areas

where personal septic and well systems will function properly and provide safe and sanitary conditions for many years into the future.

and

Policy 8.3.c: Encourage the development of more public open space, parks, community facilities, and other uses that are important for maintaining and enhancing a high quality of life in Washburn.

and

Policy 8.3.d: Promote compatible land use that does not negatively affect adjacent land uses.

Responsible Entities: *Town Board; Town Planning Commission*

Action Date(s): *2007 – Ongoing*

Ch. 8 – Goal 2: Promote and provide for the protection of existing agricultural land in the Town of Washburn.

Objective 8.4: Encourage the support of local agricultural businesses

Objective 8.5: Encourage the utilization of ideal farmlands for agricultural purposes (e.g. rental farm land or community farm plots).

Objective 8.6: Identify and clearly designate and protect the Town's prime farmland areas and discourage the conversion of prime farmland to nonagricultural uses.

Objective 8.7: Encourage current and new residents to participate in Farmland Preservation Programs and encourage sound soil and water preservation practices.

Responsible Entities: *Town Board; Town Planning Commission*

Action Date(s): *2007 – Ongoing*

Ch. 8 – Goal 3: Promote and encourage sustainable forest management practices on private and public lands in the Town of Washburn.

Objective 8.8: Explore or develop land use standards that provide for the creation of and maintenance of aesthetic buffers or vegetative/wooded natural screening for residences from local roadways.

and

Objective 8.9: Educate and make available information on proper forest management practices from county, state and federal agencies and private development and/or logging organizations, and develop and encourage a forest restoration program and/or sustainable forest management practices for the Town.

and

Objective 8.10: Promote cooperation of loggers and U.S. Forest Service in maintaining Town roads.

Responsible Entities: *Town Board; Town Planning Commission, US Forest Service*

Action Date(s): *2007 – Ongoing*

Ch. 8 – Goal 4: Promote and encourage local businesses that are compatible with the rural character of the Town of Washburn.

Objective 8.11: Promote and approve home-based businesses that are not obtrusive or may cause disturbances to the surrounding properties or harm the natural environment.

Responsible Entities: Town Board; Town Planning Commission

Action Date(s): 2007 – Ongoing

Objective 8.12: Encourage the location of commercial and light industrial developments within the nearby City of Washburn.

Responsible Entities: Town Board; Town Planning Commission, City of Washburn

Action Date(s): 2007 – Ongoing

Objective 8.13: Limit or restrict the placement of any signs and billboards throughout the Town.

Responsible Entities: Town Board; Town Planning Commission, Bayfield County Zoning Administrator, State of Wisconsin DOT

Action Date(s): 2007 – Ongoing

CH. 9: INTERGOVERNMENTAL COOPERATION

Ch. 9 – Goal 1: The Town of Washburn and all neighboring and overlapping governmental jurisdictions work proactively and cooperatively to ensure that the Chequamegon & Nicolet Forest and Chequamegon Bay region has a strong, sustainable economy; respects natural resources; and meets human needs fairly and efficiently.

Objective 9.1: Provide open communication and good working relationships between the Town of Washburn and neighboring and overlapping jurisdictions.

Responsible Entities: Town Board; Town Planning Commission.

Action Date(s): 2007 – Ongoing

Policy 9.1.a: Participate and encourage efforts to organize intergovernmental workshops involving representatives from neighboring and overlapping jurisdictions.

Responsible Entities: Town Board; City of Washburn; City of Ashland.

Action Date(s): 2008 – Beyond

Policy 9.1.b: Encourage neighboring and overlapping jurisdictions to review and comment on amendments and updates to the Town of Washburn's Comprehensive Plan and other pertinent plans in the Town's future. Request that neighboring and overlapping jurisdictions allow for the same consideration to the Town of Washburn in the review and consideration of planning efforts that may affect the Town of Washburn.

and

Policy 9.1.c: Openly share information that may be beneficial to neighboring and overlapping jurisdictions.

and

Policy 9.1.d: Coordinate education efforts that may be beneficial to neighboring and overlapping jurisdictions.

Responsible Entities: Town Board; City of Washburn; City of Ashland.

Action Date(s): 2008 – Beyond

Objective 9.2: Partner with neighboring and overlapping jurisdictions to provide efficient, cost effective, high-quality services, where practical or mutually beneficial.

Policy 9.2.a: Explore the possibility of sharing services and facilities with neighboring and overlapping jurisdictions, where practical or mutually beneficial.

Policy 9.2.b: Support regional facilities and services that benefit the Town of Washburn and the region.

Policy 9.2.c: Work with neighboring and overlapping jurisdictions to coordinate shared purchases of bulk items and special equipment, where practical or mutually beneficial.

Policy 9.2.d: Work with the Washburn School District and neighboring communities to coordinate efforts to provide quality recreation programs and facilities for area residents.

Responsible Entities: Town Board; City of Washburn; City of Ashland; Town of Bayview; Town of Bell; Town of Barksdale; Town of Clover

Action Date(s): 2008 – Beyond

Objective 9.3: Work proactively and cooperatively on planning issues that affect neighboring and overlapping jurisdictions.

Policy 9.3.a: Work with neighboring and overlapping jurisdictions on land use decisions that may affect the other jurisdictions.

Policy 9.3.b: Work with neighboring and overlapping jurisdictions to ensure that the Town of Washburn and the surrounding area have a safe, efficient, well maintained, and connected transportation system.

Responsible Entities: Town Board; City of Washburn; City of Ashland; Town of Bayview; Town of Bell; Town of Barksdale; Town of Clover

Action Date(s): 2008 – Beyond

Policy 9.3.c: Work with the Bay Area Rural Transit (BART) system and neighboring and overlapping governments to promote the use of the public transportation system, and encourage the inclusion of the Town as a future bus route or stop if demand calls for one.

Responsible Entities: Town Board; City of Washburn; City of Ashland; Town of Bayview; Town of Bell; Town of Barksdale; Town of Clover, BART Authority

Action Date(s): 2008 – Beyond

Policy 9.3.d: Work with neighboring and overlapping jurisdictions to preserve and enhance natural, coastal, cultural, and agricultural resources in the region.

and

Policy 9.3.e: Work with neighboring and overlapping jurisdictions to coordinate development and improvements of utilities and community facilities that meet the needs of area residents.

and

Policy 9.3.f: Work with neighboring and overlapping jurisdictions to ensure that there is a full range of housing to meet the diverse needs of the area.

and

Policy 9.3.g: Work with neighboring and overlapping jurisdictions on economic development issues and planning that will strengthen the economy of the region.

and

Policy 9.3.h: Partner with neighboring and overlapping jurisdictions to establish alternative energy programs that will provide sustainable, efficient, cost effective energy that is practical and mutually beneficial.

Responsible Entities: Town Board; City of Washburn; City of Ashland; Town of Bayview; Town of Bell; Town of Barksdale; Town of Clover

Action Date(s): 2007 – Ongoing

GENERAL PRIORITIES

The Town cannot implement all of the policies and actions of the Comprehensive Plan in the short term. However, the Town will set the following as top implementation priorities:

- Update the Zoning Ordinance and Zoning Map to be consistent with the Comprehensive Plan. The City will strive to start this process in 2007 and complete it by 2009.
- Others to be determined???

The Town will periodically review progress on implementing the Comprehensive Plan and set or adjust priorities as necessary.

MEASUREMENT OF PROGRESS

The Town can use the implementation charts presented above as a tool for measuring progress. Responsible entities can simply highlight or place checks next to policies as they are addressed. The Town may also want to develop a set of indicators to help measure the progress of the Plan. Examples of indicators include the unemployment rate, median household income, community survey results, and other indicators that can help measure progress towards the goals of the Plan. The Town Board and Town Planning Commission will periodically review progress of the Plan and make changes accordingly.

PROCESS FOR AMENDING THE PLAN

Future development must occur in a manner consistent with the Comprehensive Plan and Zoning Ordinance. If a proposed development is inconsistent with the Comprehensive Plan, the Town must evaluate whether or not it should amend the Comprehensive Plan to allow

the development to occur. Applications to amend the Comprehensive Plan should generally include the following information:

1. Description of request.
2. Location and map of the proposed development and surrounding properties.
3. Map of any other properties impacted.
4. Explanation of the request including:
 - Reasons for the request.
 - Overall impact on the community.
 - Impact on the goals, objectives, and policies of the Comprehensive Plan.
 - Impact on adjacent lands.
 - Impact on water bodies and other natural features.
5. The Town must publicly notice the proposed amendment. Notices must be sent to all adjacent property owners and to neighboring and overlapping jurisdictions.
6. Town Planning Commission must hold a public hearing to review the request and the Town Board must take action on the request.
7. If the amendment request is approved, the Town must make the approved changes to the Plan and concurrently amend the Zoning Ordinance and/or Zoning Map.

PROCESS FOR UPDATING THE PLAN

The Town of Washburn will periodically review this Comprehensive Plan. If there are significant physical, economic, or demographic changes; significant changes in attitudes, priorities, community standards or trends; or significant regulatory changes by overlapping jurisdictions, then the Town will update the Plan accordingly. At a minimum, the Town will update this Plan every ten years. The process for updating the Plan will be similar to the process used to develop this Plan. For example, the process will include a strong public participation component.

CONCLUSION

This Comprehensive Plan presents a reasonable yet relatively unchanging vision of the Town of Washburn. Regardless of the specific actions that the Town will take to implement the Plan, the Town must always keep in mind the vision of the Plan and make decisions accordingly. A strong commitment to implementing the Plan will ensure that the Town of Washburn's future will be consistent with the expressed vision of the community.