

IMPLEMENTATION

9.1 INTRODUCTION

Few of the recommendations in the Washburn County Comprehensive Plan will be automatically implemented. Specific follow-up actions will be required for the plan to become reality. The individual elements of the comprehensive plan call for specific strategies and actions to bring about the positive change reflected in the plan. It also incorporates a process and protocol for ensuring the compliance of county actions and policies to the comprehensive plan, as well as for monitoring implementation progress and incorporating plan revisions and updates. The overall success of the comprehensive plan will depend on the initiatives taken by county departments, county supervisors, and the general public's perception of future development trends in Washburn County. This element is intended to provide the county with a roadmap for its implementation actions and a key reference for all decisions regarding land use.

9.2 66.1001 REQUIREMENTS

The Implementation element describes how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements, includes a mechanism to measure the county's progress toward achieving all aspects of the plan, and includes a process for updating the comprehensive plan.

9.3 HOW TO USE THE PLAN

The Washburn County Comprehensive Plan along with all adopted town comprehensive plans following Wis. State Statute 66.1001, are intended to help guide growth and development. Future land uses in Washburn County will be determined based on the contents of adopted town comprehensive plans. In the cases where comprehensive plans do not exist in those towns under county zoning, the county comprehensive plan will apply.

Town comprehensive plans that have been adopted by ordinance contain a number of specific recommendations and actions dealing with land use. The Washburn County Zoning Committee will utilize the appropriate town comprehensive plan recommendations when making any future land use decisions, as these comprehensive plans have been generated using local input and approval.

The Washburn County Comprehensive Plan is a generalized plan that is a compilation of all adopted town comprehensive plans. Washburn County's Comprehensive Plan provides a series of actions for assisting the county in attaining their broad goals. The comprehensive plan is not inflexible or static, rather it is a fluid and dynamic document. The objectives and actions are intended to allow flexibility in light of new information or opportunities. The plan is not an attempt to predict the future, rather it is an attempt to record the fundamental values and philosophy that citizens of the county share and to use them as benchmarks in future decisions

concerning growth, development, and improvements in the county. The plan guides considerations regarding not only land use but also addresses county issues such as housing, utilities and community facilities, transportation, and economic development.

The zoning committee, board of adjustments, county board, and citizens reviewing all proposals pertaining to land use and development issues shall utilize appropriate town comprehensive plans and this document. Proposals should be examined to determine whether they are consistent with the respective comprehensive plan. As part of the review, a thorough review of the plan(s) is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether or not the plan provides relevant direction and whether the requested proposal is in conformance with the plan. Development proposals with significant potential impacts will require a more detailed analysis in order to determine consistency.

9.4 CONSISTENCY REVIEW

It is required to “describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan.” As a result of the comprehensive plan being developed in a coordinated and simultaneous effort, the planning process ensured that the development and review of each element is consistent with the others; and based on that analysis, there are no known inconsistencies between the planning elements.

After the adoption of all local comprehensive plans, Washburn County has committed to revising the Washburn County Zoning Ordinance (map and text) so as to be consistent with local comprehensive plans. This process is anticipated to begin in 2005.

In the future, as plan amendments occur, it is important that the zoning committee and county board both conduct consistency reviews. Those reviews will ensure the document continues to be up-to-date and represent an integrated approach to planning and land use decision-making. It is also important that as towns make comprehensive plan amendments, the amendments be forwarded to Washburn County for inclusion in the Washburn County Comprehensive Plan. This will ensure that the county zoning committee is using the most current information pertaining to community development decisions.

9.5 MEASURING PLAN PROGRESS

As part of the comprehensive planning process, a number of goals, objectives, and actions were developed that when implemented are intended to build stronger relationships and give direction to the county board and its residents. Many of the objectives and actions can be accomplished in the short term, while some will take longer to accomplish.

It is required to include a mechanism to measure the local governmental unit’s progress toward achieving all aspects of the comprehensive plan. The task of developing a measurement tool to gauge the outcome of this plan’s objectives and actions will be accomplished by the development

of an implementation timeframe for the identified actions. These targets will provide guidance to the county board on when specific actions were to have been initiated. Based on the targets, measures of progress in achieving implementation of the comprehensive plan can be examined.

Many actions identified in the plan are continuous or ongoing steps and should be monitored to achieve the plan’s overall objectives and actions. It is important to note the responsibility of providing the Washburn County Board of Supervisors with an annual report on the plan progress is not the sole responsibility of the zoning committee. Rather, each county department should provide a status update and report as to their activity relating to each objective.

What follows is a list of Washburn County’s goals, objectives, and actions as derived by the planning committee. The goals of the plan are the “purpose or end” and provide direction for the topical areas covered in the plan. Objectives are statements that are measurable benchmarks the community works to achieve, and the actions are more specific statements that set preferred courses of action to carry out the objectives in the foreseeable future.

Town plans also contain a set of goals, objectives, and actions that are the responsibility of that named town to implement. Within some town plan’s reference to the county or county departments may be included. It is important that coordination between all identified units of government be developed to assist in implementing the statement.

HOUSING

Goal: Ensure that an adequate range of housing units is available, and that they provide safe and affordable housing to meet the diverse needs of existing and future county residents, while maintaining a predominantly rural atmosphere.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Encourage the development of housing, both owner- and renter-occupied with special emphasis on low to moderate-income housing.	Seek funding through the Community Development Block Grant Program (CDBG) Small Cities Housing Rehabilitation Program, Indianhead Community Action Program, and U.S. Department of Housing & Urban Development.	Housing Coalition of Washburn County (HCWC), Washburn County Housing Authority, NWRPC, Indianhead, Municipalities	Ongoing
	Recapitalize the county and local government housing revolving loan funds.	Local Jurisdictions	Ongoing

	Make realtors and financial institutions aware of county and local <u>government</u> revolving loan funds that are available for down payment and closing costs for home purchase.	Washburn County RLF & other municipal RLF's, HCWC	2005 and ongoing
2. Encourage the development of clustered housing development, where environmentally appropriate.	Development of land often referred to, as "clustering" should be directed to areas suitable for this development in an effort to encourage open space in rural areas.	Zoning & Land & Water Conservation Departments	Ongoing
3. Encourage the development of higher-density housing activities to areas where municipal services are available, such as sewer and water.	Encourage municipalities with sewer and water to maintain up-to-date sewer/water maps.	Zoning Department	2005 and ongoing
	Washburn County zoning to have available copies of sewer/water maps.	Zoning Department	2005
	Washburn County to maintain municipal requirement to hook-up to services.	Zoning Department for information purposes	Ongoing
4. Work with the Washburn County Housing Authority Committee (WCHAC) and the Housing Coalition for Washburn County (HCWC) on countywide housing issues.	Investigate potential funding opportunities available to these organizations to assist in housing opportunities for countywide residents.	HCWC, WCHAC	Ongoing
	Seek the acquisition of additional Section 8 vouchers for the county.	HCWC, WCHAC	Ongoing

	Provide the public with information on these organizations in the form of a public outreach campaign.	HCWC, WCHAC, Health & Human Services	Ongoing
	Use the WCHAC and HCWC to assist areas of the county where housing needs are present.	HCWC, WCHAC, Health & Human Services	Ongoing
	Develop central data base of housing center, resources, etc. with full access to public providers.	HCWC, WCHAC, Health & Human Services	Ongoing
	Establish countywide housing advisory committee to focus on countywide housing issues.	Washburn County and various Municipalities	Ongoing
5. Identify towns that have adopted or implemented housing development practices required for development within their town over and above that required by Washburn County zoning.	Inventory all local units of government to determine who has adopted the Uniform Dwelling Code (UDC).	Zoning Department	2004-2005
	Inventory all local units of government to determine who has adopted ordinances and grants building or land use permits at the local level, including local driveway permits.	Washburn County Zoning Department	2005-2006
	Encourage the study and adoption of a zero-lot line ordinance for Washburn County.	Washburn County Zoning Department	2006

TRANSPORTATION

<p>Goal: Provide for a safe, efficient, and environmentally sound multi-modal transportation system that provides personal mobility for all segments of the population, and that promotes and supports the economy of the county.</p>			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
<p>1. Support the efforts of towns, villages, and cities within the county to provide safe and efficient local road, highway, trail, and air transportation.</p>	<p>Where possible, coordinate the development of transportation improvement projects as multi-jurisdictional efforts to maximize transportation services safety.</p>	<p>Washburn County, Local Jurisdictions</p>	<p>2005 and ongoing</p>
	<p>Promote cooperation and coordination between state, counties, cities, villages, and towns in developing a multi-modal transportation system.</p>	<p>Washburn County Highway Department, WisDOT, Local Jurisdictions</p>	<p>2005 and ongoing</p>
<p>2. Minimize the negative environmental and social impacts of the transportation system.</p>	<p>Identify, map, and protect historic, scenic and cultural resources when constructing new or improving existing transportation facilities.</p>	<p>WDNR, WisDOT, Washburn County Forestry and Highway Departments, Washburn County Historical Society</p>	<p>2005-2008 and ongoing</p>
	<p>Minimize the development of roadways through environmentally sensitive areas.</p>	<p>WDNR, WisDOT, Forestry and Highway Departments, Lakes Association</p>	<p>Ongoing</p>
	<p>Work with local jurisdictions/organizations during planning and design of transportation projects.</p>	<p>WDNR, & WisDOT, Highway Department, Local Jurisdictions</p>	<p>Ongoing</p>
	<p>Where strip commercial development occurs, construction of frontage roads to serve these businesses should be developed rather than allowing multiple accesses along the roadway.</p>	<p>WisDOT, Highway Department, Local Jurisdictions</p>	<p>Ongoing</p>

	Develop ordinances that provide examples of frontage road development.	Washburn County, Local Jurisdictions	Ongoing
	Manage right-of-way vegetation in ways that improves safety, enhances natural scenic beauty and the environment, controls exotic and invasive vegetation, and reduces erosion and the use of herbicides.	WDNR, WisDOT, Zoning, Forestry and Land and Water Conservation Departments, Local Jurisdictions	Ongoing
3. Maintain the use of abandoned railroad right-of-ways for future multi-modal transportation uses.	Develop a database of all abandoned railroad right-of-ways in the county.	WDNR, WisDOT, Forestry & Highway Departments, Washburn County Tourism	2008
	Work with the Wisconsin Department of Natural Resources and Wisconsin Department of Transportation in identifying potential funding programs to purchase or develop right-of-ways for multi-modal uses.	WDNR, WisDOT, Forestry & Highway Departments, Washburn County Tourism	2008 and ongoing
4. Plan for the future development of a public transportation system network throughout the county.	Develop a plan that would map out the development of public or private, rural transportation throughout the county.	Washburn County Aging, Health & Human Services, WisDOT, Ventures Unlimited, VA, Indianhead Community Action Agency	2005-2007
	Examine cost-benefit analysis of the development of local or regional air transportation.	WisDOT, WCEDC, Local airport group	2010
5. Maintain a safe and efficient county transportation system that meets the county's needs.	Work with the Department of Transportation to review safety issues at the intersections of US 53/US 63, US 53/STH 77, and US 53/CTH B.	WisDOT, Highway Department	Ongoing

	Work with the Department of Transportation to review access management control issues.	WisDOT, Highway Department	Ongoing
	Continue to maintain and implement the Washburn County Road Improvement Plan.	WisDOT, Highway Department	Ongoing
	Maintain and upgrade county transportation facilities in accordance with need.	WisDOT, Highway Department	Ongoing
	Explore ways for local municipalities to participate in the development of the State's Highway Signage Plan.	WisDOT, Highway and Zoning Departments	2009
	Consider the public benefit and public cost to the development of outdoor advertising signage.	Zoning Department	2007
6. Coordinate with other jurisdictions and providers a comprehensive assessment of needs to enhancing transit and disabled transit services.	Encourage existing transit operators to coordinate ambulatory and non-ambulatory service throughout the county.	Health & Human Services, Washburn County Aging, Veterans, Indianhead Community Action Agency, WisDOT	2005 and ongoing

UTILITIES AND COMMUNITY FACILITIES

Goal: Develop or enhance necessary area utilities and community facilities through active participation and planning of facilities serving residents and visitors of Washburn County.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Study and monitor the future need for community facilities and services.	Subject all future government facility expansion or new construction to a cost benefit analysis.	Washburn County Board and appropriate committees, Washburn County Departments	Ongoing
	Inventory existing community facilities.	Washburn County Public Properties Committee	2005-2006
	Encourage all units of government to develop capital improvement plans and share their plans with other units of government.	Local units of government and Washburn County Board	Ongoing
	Discourage redundancy, when possible, of community facilities in contiguous and overlapping jurisdictions.	Local units of government and Washburn County Board	Ongoing
	Evaluate health care needs as part of existing and future community facilities.	Washburn County Department of Health & Human Services	Ongoing
	Examination of emergency services cost benefit analysis with a stipulation that those benefiting the greatest; bear a higher percentage of the cost.	Local units of government, Fire Districts	2005 & ongoing
2. Examine the potential for public facilities, such as campgrounds, to generate revenue to offset some or all of their operating costs.	Conduct a study of surrounding counties and states to determine facility use charges and develop an analysis of use based fees vs. costs to operate county owned facilities.	Washburn County Forestry, WCEDC	2005-2006

<p>3. Encourage the use of community facilities for multi-purpose events to maximize use of the facility(s) by the public.</p>	<p>Develop a list of community facilities availability for public use with contacts countywide.</p>	<p>Public Properties Committee, Local units of government</p>	<p>2005-2006</p>
<p>4. Update the existing sanitary permit tracking system and implement a "notification" maintenance schedule for private on-site treatment systems.</p>	<p>Implement a system whereby property owners having an on-site treatment system, old or new, would be notified of the systems need for periodic pumping/maintenance.</p>	<p>Zoning Department</p>	<p>2005 & ongoing</p>
<p>5. Encourage the planning, siting, and information services that facilitate access to, and safety of, local utilities and facilities.</p>	<p>Develop or acquire a map identifying all utility routes and owners with information relevant for emergency services.</p>	<p>Washburn County Emergency Management, Land Info</p>	<p>2006 & ongoing</p>
	<p>Work with local jurisdictions and developers on the future siting and construction of facilities such as landfills, cell towers, power lines, gravel pits, and demolition sites.</p>	<p>Zoning Department, Local units of government, Washburn County Board</p>	<p>Ongoing</p>

Goal: Washburn County strives to ensure that all households have access to and fully utilize efficient, cost-effective waste management services which minimize the impact of said services on natural resources through increasing reliance on non-landfill alternatives for waste management.

Objectives	Action-Plan	Key Groups for Implementation	Timeframe
<p>1. Ensure all households in Washburn County have access to recycling services.</p>	<p>Promote and encourage participation in and support for Northwest Cleansweep household hazardous waste collection program.</p>	<p>Local Monitoring Committee, NWRPC, UW-Extension</p>	<p>2006 and Ongoing</p>

	Promote and encourage environmentally sound alternatives, including composting of yard wastes.	Local Monitoring Committee, NWRPC, UW-Extension	2006 and Ongoing
	Focus environmental programs on hazardous materials that are most harmful to the environment.	Local Monitoring Committee, NWRPC, UW-Extension	2006 and Ongoing
	Work to make recycling facilities and services more convenient for Washburn County residents.	Local Monitoring Committee, NWRPC, UW-Extension	2006 and Ongoing

AGRICULTURE

Goal: Support the preservation of farmland in Washburn County.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Promote voluntary measures for interested landowners to keep farmland undeveloped.	Look into the use of tools such as purchase of development rights, land trusts, conservation easements, etc.	WDNR, UW-Extension NRCS, Land and Water Conservation and Zoning Departments, Local Jurisdictions	Ongoing
	Preserve and protect valuable, productive farmland from development while protecting the rights of farmers.	FFA, UW-Extension, NRCS, National organizations, Land and Water Conservation Department, ASCA agricultural stabilization	Ongoing

NATURAL RESOURCES

Goal: Protect, conserve, and manage the natural resources of Washburn County.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Promote the benefits of protecting, conserving, and managing the natural resources within the county.	Work with the DNR in providing education and information to the public on county and state management plans for local resources.	Planning Land and Resource Management Department, Forestry Department, Washburn County Lakes and Rivers Association, UW-Extension, Real Estate Associations	Ongoing
	Communicate to the public the current state of the “natural resources” throughout the county and threats to the same.	Planning Land & Resource Management Department, WDNR, Forestry Department, Washburn County Lakes and Rivers Association, UW-Extension, Real Estate Associations	Ongoing
	Develop a public participation plan for sharing information concerning area natural resources with local and state officials.	Planning Land & Resource Management Department to consult with DNR and relay information to townships so townships can get information to public, Washburn County Lakes and Rivers Association, UW-Extension, Real Estate Associations	2004-2010
	Request the development of an EIS for the future development or expansions of landfills to be funded by the applicant.	Zoning, local municipalities, WDNR, local monitoring committee, Washburn County	Ongoing
2. Promote and encourage shoreland restoration efforts throughout the county.	Provide the public with copies of the Washburn County Shoreland Development Guide.	Planning Land & Resource Management Department, Washburn County Lakes & Rivers Association, WDNR, Real Estate Associations	Ongoing

	Assist the public in identifying Best Management Practices and native plant species when redeveloping shoreland areas.	Planning Land & Resource Management Department, Washburn County Lakes & Rivers Association, Real Estate Associations	Ongoing
3. Work within the management guidelines of plans developed by county and state agencies pertaining to management practices of natural resource areas.	Follow precepts of the Washburn County Ten Year Forest Management Plan.	Forestry	Ongoing
	Follow precepts of the Land & Water Resources Conservation Plan.	Planning Land & Resource Management Department	Ongoing
	Follow precepts of the Washburn County Lakes Classification System.	Planning Land & Resource Management Department	Ongoing
	Follow precepts of the Northwest Sands Landscape Level Management Plan.	WDNR	Ongoing
	Encourage the use of both the Wisconsin Forest Best Management Practices for water quality and Wisconsin's Site-Level Forest Management Guidelines in the management of forest lands in Washburn County.	Forestry, Planning Land & Resource Management Department, WDNR	Ongoing
4. Encourage education and preservation of habitat corridors essential to diversity and wildlife.	Distribution of corridor map to land/water conservation, county forest, zoning, and other appropriate departments.	Comprehensive Planning Committee, Washburn County	2004-2006

	Develop management tools to preserve habitat corridors.	Forestry, Planning Land & Resource Management Department, Washburn County Lakes & Rivers Association, Real Estate Associations, Register of Deeds, Townships to relay information to public, WDNR	Ongoing
5. Identify and prevent threats to groundwater throughout Washburn County.	Distribution of corridor map to land/water conservation, county forest, zoning, and other appropriate departments.	Comprehensive Planning Committee	2004-2006
	Assist property owners in properly closing and capping abandoned wells.	County Health Department, WDNR	Ongoing
	Where abandoned/closed landfills exist, monitor water quality for possible contamination.	WDNR, Public Health Department	Ongoing
	Assist property owners in identifying underground storage tanks.	Department of Commerce	Ongoing

CULTURAL RESOURCES

Goal: Understand, preserve, and enhance important cultural and historical resources.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. The county will communicate about our historical and cultural heritage and the importance of the area to the development of the region.	Work with the Washburn County Historical Society regarding the local history and cultural heritage.	Public Property Committee	Ongoing

	The county will encourage continued identification of historical sites.	Washburn County Historical Society, State Historical Preservation Office, Washburn County Board	Ongoing
2. The county will promote events and provide resources to activities that recognize the contribution of various ethnic groups to our communities.	Work with chambers, etc. to target all ethnic groups.	Washburn County, Cities, Villages and Town Governments	Ongoing

ECONOMIC DEVELOPMENT

Goal: Encourage economic development that will provide enhanced employment opportunities, whereby the increased job opportunities will in turn raise the overall compensation of employees in the county, providing a living wage.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Provide for education and training to prepare local workers for current and future job opportunities.	Support and work with local school officials on expanding the school-to-work program.	Washburn County Economic Development, Washburn County Industrial Development Agency, Local School Offices, Junior Achievement, State Department of Workforce Development	2005-2010
	Encourage development of programs on up-and-coming positions anticipated for the market, such as Certified Nursing Assistance (CNA) training.	Washburn County Economic Development, Washburn County Industrial Development Agency, Local School Offices, Junior Achievement, State Department of Workforce Development	2005-2010

2. Encourage the development of a diverse economic base that includes light manufacturing, tourism, and forest product industries.	Direct industrial development to areas with the infrastructure and services to support the development.	Washburn County Economic Development, Washburn County Industrial Development Agency, County Forestry, Planning Land Resource Management Department, Municipal Planning Commission	Ongoing
	Promote and expand industrial sites and other future sites identified closer to urban centers that have existing sewer, water and other necessary public infrastructure.	Washburn County Economic Development, Washburn County Industrial Development Agency, County Forestry, Planning Land Resource Management Department, Municipal Planning Commission	Ongoing
	Balance the need for economic development with the desire for quality of life issues, including odor, noise, dust, and property rights.	Municipal governments, Planning, Land and Resource Management, Washburn County Economic Development, Washburn County Industrial Development Agency, WDNR	Ongoing
3. Encourage development of high-tech jobs throughout the county.	Work with local companies in an effort to utilize the tax credit program available through the Superior Life Technology Zone.	Washburn County Economic Development, Washburn County Industrial Development Agency, WDOC, Municipal governments	Ongoing
4. Encourage the coordination of economic development efforts throughout the county.	Utilize the Washburn County Economic Development Corporation (WCEDC) as a community building partnership.	Washburn County Economic Development, Washburn County Industrial Development Agency, Municipal governments	Ongoing
	Continue having the WCEDC meet with local manufacturing businesses to gauge future development needs.	Washburn County Economic Development, Washburn County Industrial Development Agency, Municipal governments	Ongoing

	Expand the WCEDC visits to local businesses to include the retail and tourism sectors.	Washburn County Economic Development, (Tourism), Washburn County Industrial Development Agency, Chamber of Commerce	Ongoing
	Expand existing and develop new revolving loan funds to assist in local economic development efforts.	County & Municipal governments, Washburn County Economic Development, Washburn County Industrial Development Agency, Northwest Regional Planning Commission	Ongoing
	WCEDC, Washburn County Extension, and UW-Superior Small Business Center should collaborate on a training series targeted to local governments.	Washburn County Economic Development, Washburn County Industrial Development Agency, Washburn County Extension, UW Superior Small Business Center, Indianhead Community Action Agency	Ongoing
5. Identify existing or potential brownfield sites for redevelopment purposes.	On identified brownfield sites, work with the Wisconsin Department of Commerce and Wisconsin Department of Natural Resources.	WDOC, WDNR, Municipalities Planning Land and Resource Management, Washburn County Economic Development, Washburn County Industrial Development Agency,	Ongoing
	Where applicable, utilize state and federal programs for redevelopment purposes.	Municipalities, Washburn County Economic Development, Washburn County Industrial Development Agency, WDOC, WDNR	Ongoing
6. Encourage the expansion of tourism related industries throughout the county.	Consider the allocation of additional county appropriations towards the development and marketing of tourism throughout the county and in cooperation with regional marketing efforts.	Washburn County Board, Room Tax Commission, Chamber of Commerce, Washburn County Economic Development (Tourism), Washburn County Industrial Development Agency,	Ongoing

	Develop a full range of recreational opportunities throughout the county, including horse, ATV, snowmobile, hiking, ski, and mountain biking trails.	County forestry, Clubs-snowmobile, ATV, WDNR, Chamber of Commerce, Municipalities	2006
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INTERGOVERNMENTAL COOPERATION

Goal: Increase communication, cost sharing, and service provisions between local governments with the goal of elimination of unnecessary duplication of efforts, resulting in less costs to local units of government.			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
1. Encourage a more efficient use of common resources between Washburn County and local jurisdictions.	Develop and catalog an inventory of equipment having the potential for sharing between units of government.	Municipalities, Highway Department, Forestry, Sheriff's Department	2006-2007
	Develop a countywide purchasing system in an effort to reduce costs by purchasing in larger bulk quantities.	Washburn County Purchasing, Municipalities	2006
2. Encourage cost sharing between the county and local jurisdictions when beneficial.	Investigate possible law enforcement sharing/coverage between local governments.	Municipalities, Washburn County Law Enforcement	2006
	Investigate the possibility and cost savings in having multiple jurisdictions contract for desired services including planning, legal work, and assessment.	Washburn County Personnel	2006

	Continue and build upon the relationship between local units of government and the WCEDC in building business retention and expansion efforts.	Municipalities, Washburn County Economic Development	Ongoing
	Develop a report on the countywide tourism efforts and investigate the potential for multiple jurisdiction promotional efforts.	Washburn County Economic Development (Tourism), Chamber of Commerce's, State Tourism Bureau	2006
3. Encourage an open dialog between all local units of government and other organizations providing services.	Utilize existing meeting formats, such as the Washburn County Towns Unit, or develop another format for all jurisdictions (town, cities, villages and county) to meet at least yearly to discuss mutual issues and concerns.	Municipalities, Washburn County Board Chair	By 2006
	Develop a direct relationship by meeting regularly with local print media editors in an effort to identify and report on local government issues.	Department Heads, County Board Chair, Spooner Advocate, Washburn County Register, Rice Lake Chronotype, County Clerk	Ongoing
4. Advocate change in Wisconsin State Statutes that discourage cooperation.	Level shared revenue disbursements between types of local governments.	Municipalities, County	Now
	Encourage a less costly method for towns to have more authority in local land use decisions.	Municipalities, County	Ongoing

LAND USE

<p>Goal: Protect, preserve, and manage the land resources in Washburn County by minimizing incompatible land uses and balance private property rights with that of the public interest. In so doing, improve the capacity for working, and the cooperative relationships between towns and counties in order to maximize local capacity for land use decision-making.</p>			
Objectives	Action-Plan	Key Groups for Implementation	Timeframe
<p>1. Improve the county's capacity to function efficiently as a liaison with state and local governments, and other agencies dealing with land use development or activities.</p>	<p>Coordinate necessary meetings between the county and state and local agencies to discuss land use activities and their relationship to one another.</p>	<p>Planning Land Resource Management Department Local units of government WDNR, Forestry, WisDOT</p>	<p>2004 & ongoing</p>
<p>2. Ensure that towns, villages, and cities have information relevant to county, state, and federal land management practices and policies.</p>	<p>Provide towns with documents relating to county, state, and federally owned or managed properties.</p>	<p>Forestry, WDNR, WisDOT</p>	<p>Ongoing</p>
	<p>County, state and federal department heads (planning, land/water, zoning, forest, highway) shall meet at least annually with local towns, individually or at Wisconsin Towns Association Unit meetings to discuss land use activities or issues relevant to their management area.</p>	<p>Appropriate county department heads</p>	<p>2005 & ongoing</p>

3. Improve the working relationship between the County Zoning Department/Committee and town boards pertaining to zoning related matters.	Create a transparent and uniform process for land use decision-making between the county and town boards as part of the building permit and zoning process.	Planning Land Resource Management Department	Ongoing
	Develop a uniform template to include a checklist of items required for use by all towns under county zoning that would be used in making land-use recommendations, so that the towns and zoning department/committee have the same information in which to base their recommendations.	Planning Land Resource Management Department	2004
4. Ensure county and town use of the comprehensive plans on all levels is consistent.	Incorporate all town comprehensive plans into the countywide plan; begin adoption process.	County Board Zoning Department	2004-2005
	Invite all town boards and plan commissions to participate in a biannual planning conference to be convened by the county.	Planning Land Resource Management Department	2006 & ongoing
5. Enforce current and future zoning laws.	Develop and implement an enforcement policy and manual.	Planning Land Resource Management Department, County Board	2004
6. Ensure that the county zoning ordinance and official map are consistent with the town comprehensive plans.	Develop and implement a comprehensive revision of zoning ordinances and maps.	Planning Land Resource Management Department, County Board, Corporate Council, Town, Other Associations	2005-2007

9.6 FUTURE LAND USE

As part of the overall comprehensive planning process, the identification of issues, opportunities, and desires of citizens and property owners assisted in developing a future land use scenario covering a 20-year planning horizon in each of the participating towns. The future land use maps are intended to assist the county and towns in directing land use activity to areas best suited for development. The maps are based on background data, future projections, local issues and opportunities, natural resource constraints, and public input. In cases where a town developed an official plan, a local planning commission, town board, and citizens provided input and guidance into the future land use map. In those towns that did not develop a comprehensive plan, the county planning committee coordinated with town officials and public participants attending the county meetings to develop future density levels and future land use maps.

Future Land Use Maps

Future land use maps depict areas for future development. Over the 20-year planning horizon this document covers, it is possible that with time and trends, future proposed developments may create shifts in the projected future land use maps. As a result of these potential changes, town comprehensive plans, as well as this comprehensive plan may be amended to reflect those changes. Amendments to the plan to allow for changes due to trends and proposed developments impacting land use must follow the recommended amendment process established within this plan. What follows is a description of future land use in those towns in Washburn County that are currently **not** developing a comprehensive plan but participated in the countywide comprehensive planning process by making recommendations to Washburn County via a future land use map.

Town of Barronett Future Land Use Map

Future land use in the Town of Barronett will consist of **Forestry Residential** and **Agriculture**. Areas designated for future agriculture will be the same as current Washburn County zoning standards of one home per 20 acres. Areas denoted as forestry residential (residential growth) will be at a density of one home per 5 acres.

Town of Bashaw Future Land Use Map

The Future Land Use Map for the Town of Bashaw is based on existing land use taken from 1996 aerial photographs and updated by local citizens. Because Bashaw is currently unzoned, future land use in the town pertains only to shoreland areas. Washburn County shoreland zoning standards apply to these shoreland areas.

Town of Beaver Brook Future Land Use Map

The Future Land Use Map for the Town of Beaver Brook is based on existing land use taken from 1996 aerial photographs and updated by local citizens. The Town of Beaver Brook desires that Washburn County Zoning standards (map and text) apply to future land use densities in the town.

Town of Evergreen Future Land Use Map

Future land use in the Town of Evergreen is based on Washburn County Zoning map classifications. Washburn County zoning standards (map & text) and densities apply to future land use in the town.

Town of Spooner Future Land Use Map

The Future Land Use Map for the Town of Spooner is based on existing land use taken from 1996 aerial photographs and updated by local citizens. Future land use in the Town of Spooner will consist of **Forestry Residential** (one home per 5 acres), **Shoreland Residential** (Washburn County shoreland zoning ordinances), **Medium Density Residential** (greater than one home per 5 acres), **Agriculture** (one home per 20 acres), and a **Commercial Corridor** consisting of an area one-half mile wide one either side of both U.S. Highway 53 and 63.

Town of Trego Future Land Use Map

The Future Land Use Map for the Town of Trego is based on existing land use taken from 1996 aerial photographs and updated by local citizens. Future land use in the Town of Trego will consist of **Forestry Residential** (one home per 5 acres), **Shoreland Residential** (Washburn County shoreland zoning ordinances), **Agriculture** (one home per 20 acres), and **commercial** area along portions highway 53.

Future Town Comprehensive Plans

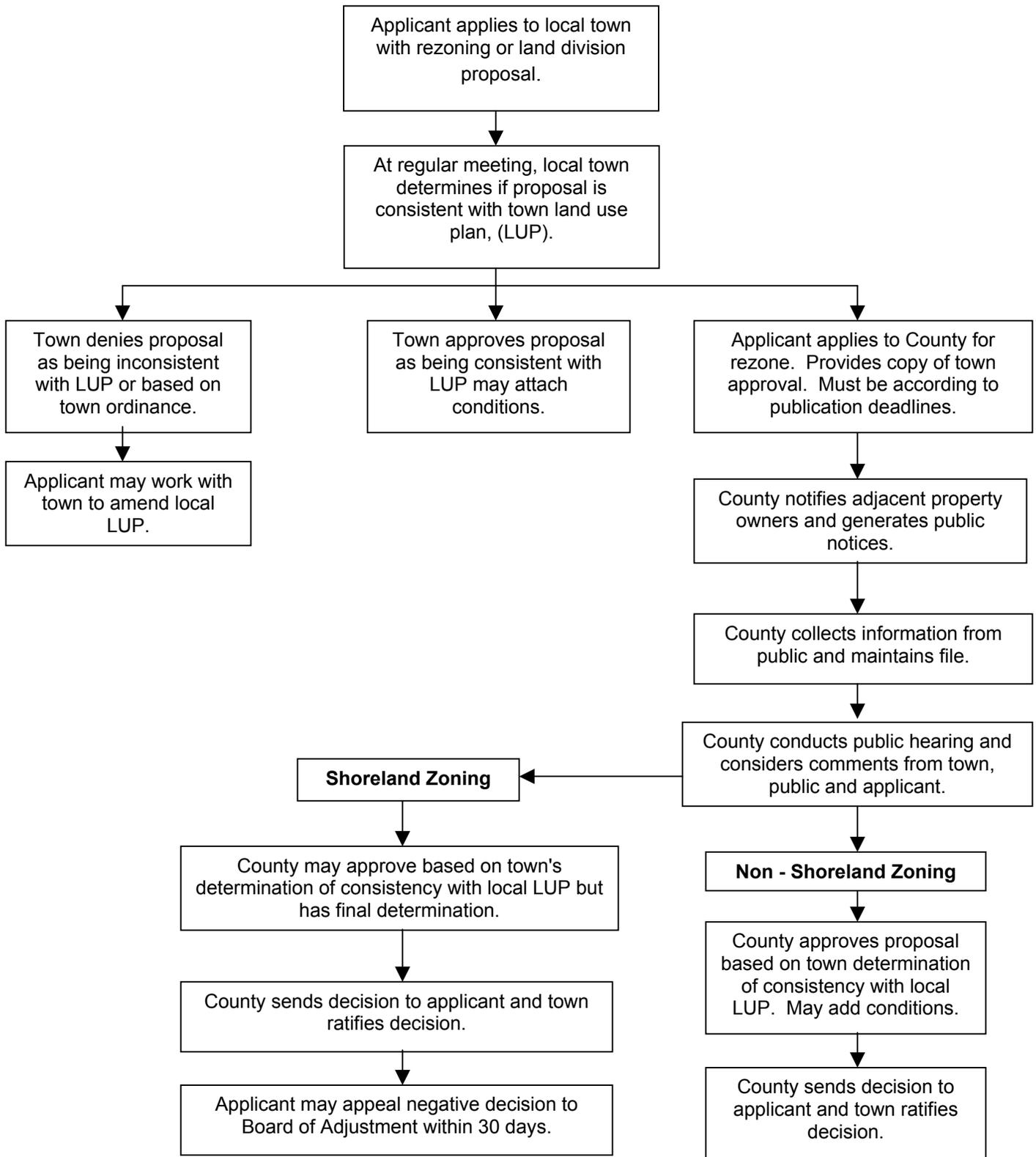
At the time the Washburn County Comprehensive Plan is adopted by the Washburn County Board of Supervisors, the Towns of Bass Lake, Frog Creek, Springbrook, and Stinnett will be in the process of developing their own local comprehensive plan. Upon completion of the comprehensive plans, the plans will be accepted by the county and used to make future land use decisions as is done with towns that were part of the county multi-jurisdictional planning process.

9.7 OTHER IMPLEMENTATION TOOLS, POLICIES, ACTIONS, AND PROGRAMS

Early in the planning process, an issue concerning rezoning applications and the process in which the towns were engaged was identified. It was the opinion of participants that too often, towns do not have full access to the information that the zoning committee has at their meetings. As a result, a proposed process has been developed that is intended to alleviate discrepancies in rezoning information and to utilize the officially adopted comprehensive plans of local towns.

The proposed rezoning process outlined is a work in progress. It is anticipated that future revisions to the process will occur as information can become more streamlined and as the comprehensive revision to the Washburn County Zoning Ordinance is developed and approved.

REZONING & LAND DIVISION PROCESS



Alternative programs are in existence that could be utilized in an effort to achieve the goals and objectives highlighted in this plan. A further review of these programs during the 20-year planning horizon will determine whether the programs may be applicable.

Purchase of Development Rights Program (PDR)

This technique has proven to be effective for preserving farmland. The purchase of development rights is a **voluntary** protection technique that compensates the landowner for limiting future development on their land. The program is primarily used for retention of agricultural lands, but the concept can be applied to all types of land use scenarios. Under a PDR program, an entity such as a town, county, or private conservation organization purchases the development rights to a designated piece of property. The land remains in private ownership, and the landowner retains all the other rights and responsibilities associated with the property.

Transfer of Development Rights (TDR) Program

The TDR program is a non-regulatory (voluntary) approach that allows the right to develop property to be transferred from one parcel (or zoning district) to another. Under a TDR program, development rights to parcel of a land are transferred from a “sending area” to another parcel referred to as the “receiving area”. Sending areas are typically those areas where development is discouraged or limited, and receiving areas are areas where growth and development are encouraged. Under some TDR programs, local government awards development rights to each parcel of developable land in the community or in selected districts on the basis of the land's acreage or value. Landowners can then sell the development rights on the open market. The TDR program has been widely implemented at the local level due to the fact that it requires no major financial contribution by local government.

Benefits of the TDR program include:

- ▶ The public benefits from the conservation easements, which protect and preserve sensitive natural features and wildlife habitat.
- ▶ Owners of sending area properties receive economic compensation for their properties where development would normally be precluded due to sensitive natural features or zoning restrictions.
- ▶ Owners of receiving area properties can increase their development density, accommodating a greater number of uses or tenants.
- ▶ Little financial contribution on behalf of local government.

Acquisition

This type of land preservation tool involves the direct purchase of land for the purposes of preservation and protection. This tool should be used in cases where other protective mechanisms fail to meet objectives and/or in cases of high-priority acquisition lands. Acquisition efforts should be coordinated with other local, state, and national acquisition initiatives.

Conservation Easements

When a landowner sells their development rights, a legal document known as a conservation easement is drafted. The easement restricts the use of the land to agricultural use, open space, or

other desired use in perpetuity. A conservation easement permanently limits residential, commercial, or industrial development to protect its natural attributes or agricultural value. The conservation easement becomes a part of the landowner's deed and remains on the deed even if the land is sold or passed through inheritance thereby ensuring the development will not occur on the property.

The conservation easement does not automatically allow public access to the land; the land remains in the hands of the owner, as only the right to develop it has been purchased. All remaining rights of property ownership remain with the landowner including the right to transfer ownership, swap, deed, or sell the land. A purchase of development rights program works to ensure that incompatible development will not take place; the PDR becomes a part of the deed and keeps the land in its agricultural or natural state in perpetuity. An effective purchase of development rights program requires initial financial support and on-going administration. Additionally, the program requires a county review board to assess the lands of landowners requesting entry of their parcel into the PDR program.

Conservation Design Subdivisions

The conservation design subdivision concept is an alternative development design to the conventional residential subdivision. Conventionally designed subdivisions are typically characterized by land divided into house lots and streets, with minimal (if any) open space. Usually, the remaining open space lands consist of the undevelopable portion of the subdivision (steep slopes, wetlands, floodplain, etc.). The conventional subdivision lacks communal open space, community woodlands, or other open areas where people can meet and interact.

The purpose of a conservation design subdivision is to provide an opportunity for development while maintaining open space characteristics, encouraging interaction among residents through site design, and protection of habitat and environmental features. A typical conservation design subdivision contains the same number of lots that would be permitted under a conventional design. The lots are typically smaller than conventional lots and are designed for single-family homes reminiscent of traditional neighborhoods found in small towns throughout America.

The compact design of a conservation subdivision allows for the creation of permanent open space (typically 50 percent or more of the buildable area). This undeveloped land typically serves as community open space land and provides recreational, aesthetic, and social benefits to subdivision residents.

The conservation design subdivision has proven economic, environmental, and social advantages over conventionally designed subdivisions¹ including:

Economic Advantages

- ▶ Lower infrastructure and design (engineering) costs
- ▶ Attractiveness of lots for home development
- ▶ Reduction in demand for public parklands

¹ Randall Arendt, *Conservation Design for Subdivisions*, (Island Press, Washington D.C., 1996), pp 3-16.

Environmental Advantages

- ▶ Protection of conservation areas and upland buffers (which would normally be developed)
- ▶ Reduced runoff due to less impervious surface cover
- ▶ Improved water filtration due to presence of vegetation and buffers
- ▶ Opportunities for non-conventional septic system design

Social Advantages

- ▶ Opportunities for interaction among residents (common open space)
- ▶ Pedestrian friendly
- ▶ Greater opportunity for community activities

Best Management Practices (BMP)

Best management practices describe voluntary procedures and activities aimed at protection of natural resources. BMP's are described in detail in the Wisconsin Department of Natural Resources publications titled "Wisconsin Construction Site Best Management Practice Handbook", and "Wisconsin's Forestry Best Management Practices for Water Quality". Shoreland BMP's are a set of specific recommendations that landowners can take to help protect and preserve water quality. Detailed information on the use and implementation of shoreland BMP's is available from the University of Minnesota Extension.

Other Adjoining and Overlapping Jurisdiction Comprehensive Planning Processes

Washburn County encourages early dialog between all adjoining and overlapping jurisdictions as they develop or amend their comprehensive plan. This dialog will ensure that local input and consistency between comprehensive plans is reached. Where inconsistencies are identified and a resolution cannot be reached, future actions can be developed to bring the parties together to address their concerns.

9.8 PLAN UPDATES AND REVISIONS

The Washburn County Comprehensive Plan is intended to be a living document. Over time, social and economic conditions and values may change. The comprehensive plan should be updated periodically to reflect these changes. Systematic, periodic updates will ensure that not only the statistical data is current but also the plan's goals, objectives, and actions reflect the needs of the county. Under current law, it is required that an update of the plan be undertaken once every ten (10) years. However, it is recommended the plan also be reviewed for consistency at least once every five years. This update will ensure that any changes in the social and economic conditions or community values are reflected within the plan.

To ensure that the public is engaged in plan amendments, the following process and protocol should be followed to allow public involvement and comment. The Washburn County Zoning Committee shall undertake a periodic review of the plan from time to time and consider necessary amendments to the plan resulting from property owner requests and changes to social and economic conditions. Upon committee review, recommended changes to the plan shall be forwarded to the County Board. The Washburn County Board of Supervisors shall call a public

hearing to afford property owners time to review and comment on recommended plan changes. The public hearing shall be advertised using a Class I notice. Based on public input, zoning committee recommendations, and other facts, the board will then formally act on the recommended amendment(s). During plan amendments, it is important that the Public Participation Plan be utilized to ensure full public input.

In towns where an officially adopted comprehensive plan exists, future amendments to any town plan must be promptly forwarded to the Washburn County Zoning Committee. Receipt of town plan amendments will allow the zoning committee to make recommendations that are based on the amended town plan. Additionally, when a town approves of a comprehensive plan the town shall forward the county an adopted plan for use by the zoning committee and county board.

9.9 CONCLUSION

The Washburn County Comprehensive Plan is intended to be a dynamic and evolving document. Periodic revision and update of the plan will ensure that it is accurate and consistent with the wishes and desires the county. Plan recommendations in this document and in local comprehensive plans provide the basis for evaluation of development proposals and give the county a means for achieving local community vision. The specific action statements are meant to serve as the mechanisms for achieving the goals and objectives, which were defined throughout the planning process. Ultimately, the success of the planning process will be measured by the future quality of life experienced by both residents and visitors to Washburn County. Overall, the comprehensive plan provides a guide and policy framework for development of Washburn County that takes into account local recommendations and desires.