



**Town of
Washburn, Wisconsin
Comprehensive Plan
2007-2027**

Adopted: August 2007

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Cover Art

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Chapter 1:

INTRODUCTION

The Town of Washburn's land use history is similar to other Bayfield County towns in the Chequamegon Bay area. Its rural character, emphasized by its rather large forested areas, its natural and water resources, and its rural residential qualities help define and influence the Town of Washburn. Concerns about future increases in population and associated residential development prompted the Town to embark on the preparation of a Comprehensive Plan. Recently, the Town has experienced a gradual shift toward more residential development, and citizens have observed a much more rapid shift in some nearby communities. In spite of this, the Town of Washburn continues to be predominantly rural in character, and retaining that character is an important goal of many of its citizens.

PURPOSE OF THE PLAN

This Comprehensive Plan is an assessment of the current conditions that prevail within the Town, a description of the kind of community its citizens would like it to be in the future, and a plan for realizing that future. The Plan is a tool to safeguard and improve the quality of life for the Town's current citizens, but even more so, it is a way to pass along to its descendents a chance to continue to enjoy a high quality of life.

The Town of Washburn's Comprehensive Plan is a vision of what the Town wants to be. It is a guide to help the Town preserve what it values, enhance what it feels needs to be improved, and create what is desired. More specifically, the Plan serves the following purposes:

1. It will assist Town and county officials to implement recommendations relating to its goals, objectives, and actions and assist in making future land use decisions.
2. It will assist with development and management issues by addressing short-range and long-range concerns regarding growth, development, and preservation of the community.
3. It addresses physical planning matters such as land use, transportation, housing, utilities, and natural resources while also considering social and economic issues.
4. It ties together a variety of elements that affect a Town (i.e., land use, transportation, community facilities, and so on) into one integrated plan that reflects the interrelationship between these elements.
5. It conveys a long-term vision that can guide the Town through the year 2027, but it also provides specific policies and recommendations that address current issues.

6. It identifies key issues, sets goals and objectives, develops policies for achieving the objectives, and describes actions needed to implement the policies. It provides the legal basis for land use regulations and it provides a link to the Town's ordinances, in conjunction with the Bayfield County ordinances, which should be consistent with the Comprehensive Plan.
7. It guides the Plan Commission, the Town Board, landowners, and private developers in decisions related to environmental and cultural preservation, and future development in the Town.
8. It satisfies the requirements of the Wisconsin Comprehensive Law.

This comprehensive plan has been prepared under the Wisconsin's Comprehensive Planning legislation contained in Wisconsin Statute 66.1001. The plan is organized into nine chapters or elements (issues and opportunities; housing; transportation; utilities and community facilities; natural, agricultural, and cultural resources; economic development; intergovernmental cooperation; land use, and implementation) each addressing one element specified under the law.

The Comprehensive Plan is a general plan that brings together various elements of the Town into a comprehensive, "big picture" plan. It does not provide detailed plans for economic development, transportation, community facilities, and so on. Rather, the Comprehensive Plan provides a framework to guide the development of these more detailed plans in the future. It is a dynamic Plan that the Town should review and refine as the years pass and new issues and opportunities present themselves.

PLANNING PROCESS

Throughout the planning process, the public was afforded several opportunities to participate directly in the development of the comprehensive plan. Notices of impending meetings of the planning committee were posted and citizens attending all planning related meetings were afforded an opportunity to speak and participate. Upon completion of the draft comprehensive plan, the planning committee recommended the plan to the Town of Washburn Plan Commission for review and final recommendation to the Town Board.

The final draft of the comprehensive plan was circulated to all adjoining and overlapping jurisdictions and to others as required by law. Copies were made freely available to the public. A public hearing was held on the comprehensive plan, again affording an opportunity for public comment. Based on the recommendations of the Plan Commission, the Town of Washburn Board reviewed and adopted the recommended comprehensive plan.

TOWN'S PLANNING PROCESS

This Comprehensive Plan essentially updates the Town of Washburn's previous Land Use Plan, which was adopted by the Washburn Town Board on June 12, 2001, and provides additional information to fulfill the requirements of Wisconsin's comprehensive planning legislation. In addition to all who participated in this comprehensive planning process, the

Town and Planning Committee gratefully acknowledges the efforts of those who participated in the development of the Town's previous Land Use Plan.

The Town of Washburn depended heavily upon the dedicated and diligent service of its Comprehensive Planning Committee members and the public participation throughout the planning process. The following provides an overview of Washburn's public participation plan:

1. **Town of Washburn Comprehensive Planning Committee.** The Town Board appointed a comprehensive planning committee of residents representing various perspectives within the Town. The Committee worked with the consultant to inform and educate the community about issues and potential courses of action and helped foster a forum for open discussions during the development phases of this plan. The Committee also consisted of individual sub-committee groups or "element committees" and provided draft element statements, objectives, goals and policies for the consultant's use. The planning committee met monthly throughout the planning process. The Town officials posted public notices for all planning committee meetings and encouraged residents and members of the media to attend the meetings.
2. **Town Community Survey.** The Town prepared and mailed a community survey to all landowners of record in the Town of Washburn. Additionally, if multiple members of a household wished to respond, they were permitted to do so, along with renters and others who did not receive a survey. Of the 319 survey questionnaires distributed, 177 were returned (a 55.49% response rate). The survey results are referred to throughout the Comprehensive Plan and can be found in Appendix A.
3. **Direct Mail Announcements.** The Town Board sent direct mailings to its residents that included information about the development of the comprehensive plan and invitations to future Planning Committee meetings and Open House.
4. **Town Hall Annual Meeting.** The Town Board held its annual meeting on Tuesday, April 10, 2007 and presented the initial draft plan and maps to the citizens of the Town of Washburn. Comments from the citizens and Town Board were noted for the record and changes made to the plan accordingly.
5. **Website.** The Committee collaborated with the Bayfield County Community Development agent with the University of Wisconsin Extension office to provide a means of posting the draft comprehensive plan on the Bayfield County Website at (<http://www.bayfieldcounty.org>) and the Planning Consultant's website at www.swbinc.com.
6. **Town of Washburn Plan Commission.** Prior to presenting the Draft Comprehensive Plan for public comment, the Washburn Town Board created a five member Town of Washburn Plan Commission, which helped oversee a public hearing on the proposed plan; and finalized and recommended the proposed plan to the Town Board. Upon adoption of the plan by the Town Board, the Plan Commission will oversee the implementation of the plan. The Commission will

review development proposals and ensure that all recommendations are based on the consistency with the adopted plan.

7. **Distribution of Proposed Plan.** Upon the submittal of the final draft plan, the town of Washburn's Comprehensive Plan was distributed to the Washburn Town Board, City of Washburn, Town of Barksdale, Town of Bayview, Town of Bell, Town of Clover, Town of Port Wing, Town of Orienta, Town of Tripp, and Bayfield County for review and comments.
8. **Comment Period and Written Response Summary (from the Public).** Upon the completion of the draft plan, and after written comments had been received, the Comprehensive Planning Committee made copies (bound paper-copies and CD's with PDF formatted files) available to the public at the Town Hall, Town Board members residences; the Town Clerk's personal residence; and a select number of Comprehensive Planning Committee members' residences; as well as at the local Tetzner's Greenhouse, the City of Washburn, and the City of Washburn's Public Library, along with the Bayfield County website and the Planning Consultant's website. Whereupon the completion of 30-days, the comments were summarized and submitted for further consideration or action by the Plan Commission on _____, 2007. The Plan Commission prepared the final proposed plan for presentation and consideration at a public hearing.
9. **Public Hearing and Plan Adoption.** On _____, 2007, the Town of Washburn held a public hearing and by a unanimous vote of the Plan Commission recommended approval of the Comprehensive Plan. On _____, 2007, the Town Board of Washburn adopted an ordinance that formally adopted the Comprehensive Plan.

HISTORY & BACKGROUND of the TOWN of WASHBURN

People are to varying degrees shaped by the land in which they live, and the character of the land in turn is shaped by the actions of the people. Knowledge of one's community, one's history and one's land can help us want to become better citizens. In the words of Aldo Leopold, "*It is inconceivable to me that an ethical relation to land can exist without love, respect, and admiration for land, and a high regard for its value.*" By learning more about one's collective history and that of the land, it will help to nurture that love, respect and admiration.

Following the ice age and migrations of the earliest people, the first inhabitants of the Town of Washburn and the surrounding region were Native Americans, some of whom were the Ojibwe, who even now reside in and near Washburn. Prior to European explorations, they lived in small groups along the edges of the forests and waterways and fished, trapped, planted corn, and built birch bark wigwams and canoes. In 1662, Frenchmen fur traders Grouvelles and Raddison landed at Fish Creek just south of

Washburn and established the first permanent settlement of white men in Wisconsin. Marquette built a trading post on Vanderverter Bay at the mouth of Thompson Creek, present day City of Washburn, in 1669-71. Father Claude Jean Allouez arrived in 1795 to carry out missionary work; his chapel was believed to be near Boyd Creek, and he noted Native American villages at Fish Creek(Ottawa) and Bono Creek(Huron). The British took over this region in 1763 and Wisconsin became a state in 1848. Land was acquired by the federal government from the Ojibwe(Chippewa) with the Treaty of 1854, sold to the state, then to railroads and land companies.

Prior to European explorations, the Ojibwa people lived in small groups along the edges of the forests and waterways and fished, trapped, planted corn, and built birch bark wigwams and canoes. In 1662, Frenchmen fur traders Grovellers and Raddison landed at Fish Creek, just south of Washburn and established the first permanent settlement of Europeans in Wisconsin. Marquette built a trading post on Vanderverter Bay at the mouth of Thompson Creek, present day City of Washburn, in 1669-71. Father Claude Jean Allouez arrived in 1795 to carry out missionary work; his chapel was believed to be near Boyd Creek, and he noted Native American villages at Fish Creek(Ottawa) and Bono Creek(Huron). The British assumed control of this region in 1763. After the American Revolution, land was acquired by the federal government from the Ojibwe(Chippewa) with the Treaty of 1854, sold to the state, then to railroads and land companies.

Two stagecoach trails and mail routes crossed the Town of Washburn from 1850 to the mid 1880s. These were the Bayfield to Superior Stage and Mail Route and the Bayfield to St. Croix Stage Trail. They intersected at Moose Lake where travelers often stopped. A roadhouse and relay station stood at Pine Lake on the 80-mile long Bayfield – Superior route, along which fish from the Bayfield fisheries was transported to market. Antoine Dennis walked this route once a week to deliver the mail, carrying a frying pan to cook fish that he would catch on the Brule River. The first permanent white settler in Washburn, probably in the 1870's, is believed to be Mr. Vanderverter who homesteaded in the vicinity of Thompson's Creek, once named Vanderverter's Creek.

Just as fur trading waned around 1870, the lumbermen moved into the Midwest. The Chicago St. Paul, Minneapolis and Omaha Railroad was built into Ashland, Washburn, and Bayfield in 1883. From 1885 to 1914 the huge white pine in Washburn and vicinity were intensely logged by A.A. Bigelow, C.C. Thompson, Hines, Stearns, and others. These trees were 200 feet tall and 300-400 years old. Bayfield County built its own railroad, the Washburn, Bayfield and Iron River Railroad, commonly known as the Battle-Ax, in 1895 to facilitate farming. It was named for a chewing tobacco given to the workers to placate them when their pay was delayed. It ran from Washburn south for two miles, then westward parallel to Engoe Road, where there was a station stop. It went bankrupt and was acquired by Northern Pacific in 1904 and abandoned in 1916. Two logging railroads passed through town- the Washburn and Northwestern Railway and the Ashland, Siskowit & Iron River Railroad. All three rails intersected at Grand Junction, just west of the end of Engoe Road.

The Town of Washburn, created in 1884, was probably named for Cadwallar C. Washburn, governor of Wisconsin from 1872-1874 and founder of Gold Medal Flour. The original township included the present City of Washburn, but in 1904 the city was incorporated and the town formed its own government. O.L. Rowe was the first Chairman

with Supervisors C. O. Dahl, J. Bartness, A.H. Hosmer, Clerk Allen Butterfield, and Assessor H.P. Swanby. Postal service began in 1883 under Postmaster F.E. Wyman.

When most of the timber had been cut and moved out of the area, there was a need for new opportunities. Land company agents promoted the agricultural potential of the area and many small farms were established through the 1920's. Immigrants from Scandinavia and other European countries arrived during the late 1880's through the early 1900's in search of land, which was scarce in their homelands. Washburn reminded many of them of home. One of the earliest settlers to the current town was Erick Westling who came to the U.S. from Sweden in 1893, and after stays in Bibbon, City of Washburn, and Ashland, built a log cabin on Church Corner Road near Four Mile Creek around 1895. In 1897, he built a larger house and a dam to power a sawmill to make rough-cut timber planks and boards. Some of the pre-1905 families who thrived in this town were the Swansons, Andersons, Streckers, Days, Hoves, Pajalas, Flonnes, Cooks, Stones, and Tranmals. Some of these families walked miles daily to go to work and high school in the nearby City of Washburn.

In 1904, a fire raged through the countryside destroying bridges and trestles on the railway grade, necessitating the town to build new roads, mostly straight up and down the hills. The Westlings built a new, larger dam nearer the house and produced cedar shingles. The dam was removed in 1985 after a long battle to exempt it from DNR regulations.

Another historic Town site was developed in 1909 when the Betania Evangelical Lutheran Church was built at the northeast corner of Church Corner Road and Wannabo Road by the families of the area: Prestgard, Hirsch, Bergquist, Overby, Moland, Berge, and Anderson. A stable and Grange Hall were also built there. After the church was torn down in 1932, the Grange Hall was moved and torn down and became the Progress School on the corner of Nevers and Chequamegon Roads. Only four graves remain on the corner, including Beret Hove.

In 1922, the Town garage had its' first motorized equipment. Electricity first came to the town by power line in 1929 by LSDP, but few people had power until the Bayfield Electric Coop established better lines in 1941. One of the earliest retail businesses was a store and dance hall on the east end of Long Lake by the Harvey family. In the 1930's, the Topside (later moved to Barksdale) and C- Side taverns were established.

Farming became the main occupation of the folks who lived in the Town up through the 1930s. Over the years new technology supported larger farms and many small farms were abandoned. The land where the National Forest now lies was particularly poor and most farms that were located in this area failed after one generation. In 1929, the Federal Government purchased these lands under the Weeks Act of 1911, and later proclaimed them part of the Chequamegon National Forest. Aldo Leopold studied sharp tail grouse in the Moquah Barrens here in 1930.

Meanwhile, the Civilian Conservation Corps (CCC) was established in 1933 to provide employment during the Great Depression and restore natural resources. The first CCC camp in Wisconsin was established on Ora Brinks home site on the far western edge of town in April 1933 and hundreds of young men from the camp planted rows of jack pine in an effort to restore the forest. They worked managing the forest, building roads, line

survey and fire protection until 1941. No buildings remain on site, but a maintenance building was moved to the old A. Zifko farm on Engoe Road and the foreman's house to an unknown location off Hwy. 13.

There were eight (8) one-room school houses in the town, which were named McKinley, Four Mile Creek, Three Switch, Long Lake, Arbutus, Wilson, Progress, and Maple Hill. The McKinley was built on County C in 1905 and used until 1939. Today McKinley School serves as the Washburn Town Hall. The town hall was upgraded with new lap-board siding and fitted with new replica windows in 2006. The Maple Hill and Wilson schools were moved to other locations in the Town. The remaining school buildings were razed and removed from their sites.

The population of the Town has fluctuated through the years, but has shown steady growth since the 1970's. Many changes have taken place as the area has become favored for homes in a rural setting. Many old barns still dot the landscape but most are used for hobby farms now. Historic Potter's Farm, named for the accomplished writer and lecturer Greta Largo Potter, is used as a retreat. The area is known for its many artists including painters, fiber crafters, musicians, soap makers, wood workers and others.

The Town of Washburn remains blessed with much natural beauty and a wealth of natural resources. People are to varying degrees shaped by the land in which they live, and the character of the land in turn is shaped by the actions of the people. Knowledge about the community, the history and the land can help the Town residents become better citizens.

Chapter 2:

ISSUES AND OPPORTUNITIES

INTRODUCTION

This chapter lays out the foundation for the other chapters in the Washburn Comprehensive Plan. It offers background information about the residents of the Town of Washburn, describes overarching issues and opportunities facing the Town, and portrays a vision for the Town of Washburn's future.

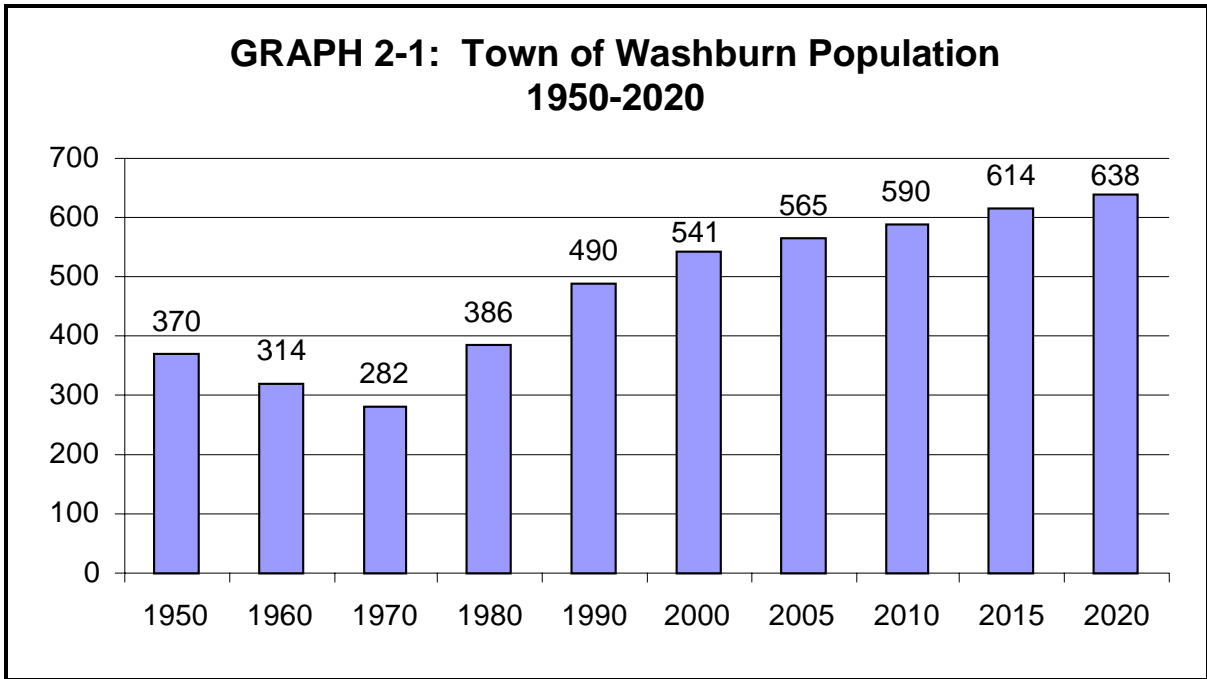
DEMOGRAPHIC CHARACTERISTICS

POPULATION HISTORY AND CHANGE

Historically, the City of Washburn has served as the primary cultural and resource hub, commercial and industrial core, and the main employment and urban residential center for the surrounding populace of Bayfield County and the Bayfield Peninsula. The Town of Washburn, meanwhile, has served as an alternative to this more urbanized living and development, and provides wonderful opportunities for open space, and a rural or agricultural lifestyle. The Bayfield Peninsula regional area has experienced significant fluctuations in population since the early 1900s. During World War I, the area's population soared due to the operations of the DuPont plant in nearby Barksdale, which manufactured explosives for the U.S. military. During that period, more than 9,000 people lived in the City of Washburn. Following the war, employment at the DuPont plant leveled off, and logging, agricultural, and quarrying operations in the area also declined sharply. World War II brought a slight upswing in employment and population to the regional area once again, but population levels remained well below those that existed during World War I.

It is unknown what the population of the Town was at this same time, but it is likely that the population fluctuated with the same pattern just described for the City in keeping with changes in employment opportunities.

According to U.S. Census data, the Town in 1950 had approximately 370 residents. The next two census counts showed drops of about 18% and 11%, respectively, with a population of 282 recorded in 1970. (refer to Graph 2-1 below).



Source: 2000 Census and ePodunk /Graph created by Amber Collins

Since then, however, the population has been steadily increasing to what in 2005 was estimated to be 565 residents according to the Wisconsin Demographic Service. This represents a doubling of the 1970 population, and while the rate of increase has fluctuated among decades, this amounts to an average annual rate of increase of about 2%. Table 2-A below summarizes the 1970-2000 census estimates for the Town of Washburn, the neighboring Towns of Barksdale and Bayview, and for Bayfield County, the City of Washburn and the State of Wisconsin.

TABLE 2-A: POPULATION CHANGE 1970-2000								
Place	1970 Pop.	Change 1960-70	1980 Pop.	Change 1970-80	1990 Pop.	Change 1980-90	2000 Pop.	Change 1990-00
Town of Washburn	282	-11.3%	386	36.8%	490	26.9%	541	10.4%
Town of Barksdale	574	-1.8%	762	32.8%	756	-0.8%	801	6.0%
Town of Bayview	297	0.3%	343	15.4%	402	17.2%	491	22.1%
Bayfield County	11,683	-1.9%	13,822	18.3%	14,008	1.3%	15,013	7.2%
City of Washburn	1,957	3.2%	2,080	6.3%	2,285	9.9%	2,280	-0.35%
State of Wisconsin	4,413,300	11.7%	4,705,642	6.6%	4,891,769	4.0%	5,363,690	9.6%

Source: Wisconsin Demographic Service Center, U.S. Census Bureau

POPULATION PROJECTIONS

Population projections are effective planning tools when used correctly. However, their accuracy is subject to several factors including assumptions for birth rates, death rates, migration, and economic conditions. Assumptions are based on past trends and the best information available at the time. However, assumptions do not always remain true, and unexpected changes can occur. For instance, existing employment facilities and industries may close or choose to expand. In a small Town such as Washburn, these changes can have a significant impact on the population. Therefore, the Town of Washburn should use the population projections presented in this Comprehensive Plan as a general guide and not as an absolute certainty. Moreover, the Town should periodically review and update the population projections based on new conditions.

Though Washburn population growth has been steady for the past 46 years, we are of the opinion that Washburn will soon experience a population boom. Due to its rural character and 'small-town charm', retirees have always been drawn in. With the 'baby boomer' generation getting older, Washburn will become an even more attractive place of residence. Another indicator of an impending boom is that the surrounding northern counties are already beginning to experience an upsurge themselves. On average, Wisconsin counties increased 5 percent from 1990 to 2000, but many Northern counties grew by 10 to 20 percent. If one looks at it geographically, people are moving northward from the major metropolitan areas of Minneapolis/St. Paul and Green Bay headed toward Bayfield County and its rural towns such as the Town of Washburn.

Wisconsin Demographic Service Center Population Projections

The Wisconsin Demographic Service Center projects that the Town of Washburn's population will gradually increase through the year 2025. This increase is generally consistent with the proposed increases by the State of Wisconsin and Bayfield County, and the surrounding towns of Barksdale and Bayview. In contrast, the City of Washburn is projected to experience a slight (and unexplained) decrease over the next 20 years. The projected growth in the Town and the surrounding towns likely relates to a desire of some people to live in a rural setting (as opposed to an urban setting) and to a perception of some people that it costs less to live in the surrounding towns than it costs to live in the City of Washburn. Although the Demographic Service Center also projects that the population of Bayfield County will gradually increase through the year 2025, the projected rate of growth for Bayfield County is roughly half of the projected rate of growth for the State of Wisconsin (*refer to Table 2-B: Population Estimates and Projections on the following page*).

TABLE 2-B: POPULATION ESTIMATES AND PROJECTIONS										
Place	2005 Pop.	Change 00-05	2010 Pop.	Change 05-10	2015 Pop.	Change 10-15	2020 Pop.	Change 15-20	2025 Pop.	Change 20-25
Town of Washburn	567	4.8%	592	4.4%	614	3.7%	631	2.8%	640	1.4%
Town of Barksdale	824	2.9%	845	2.5%	861	1.9%	871	1.2%	872	0.1%
Town of Bayview	525	6.9%	557	6.1%	586	5.2%	610	4.1%	627	2.8%
Bayfield County	15,432	2.8%	15,830	2.6%	16,129	1.9%	16,315	1.2%	16,327	0.1%
City of Washburn	2,281	0%	2,275	-0.3%	2,259	-0.7%	2,229	-1.3%	2,178	-2.3%
Wisconsin	5.56 mil.	3.7%	5.75 mil.	3.4%	5.93 mil.	3.1%	6.11 mil.	3.0%	6.28 mil.	2.7%

Source: Demographic Services Center, Wisconsin Department of Administration, January 2004

Town of Washburn's Population Goal

The Town can choose to respond to the projections from the Wisconsin Demographic Service Center in a number of positive ways. Based on the overall size of Town and potential land space available for these "potential" and additional residents, the Town can choose to accept that a future of slight increases in the Town's population is inevitable and must be planned for accordingly. This Comprehensive Plan will help the current residents and leaders of the Town to set realistic goals to address the needs of the potential growing population of its community. The Town of Washburn believes that the high quality of rural life, the availability of outdoor recreation activities and the joy of being able to surround themselves in such a wonderful natural environment, will help retain existing residents and will attract new residents from elsewhere.

Between 2005 and 2025, the Demographic Service Center has projected that the population of the Town of Washburn will increase by 12.9%, while the State of Wisconsin will increase by 12.8%, Bayfield County will increase by 5.8%, the Town of Barksdale will increase by 5.8%, the Town of Bayview will increase by 19.4%. Furthermore, the Demographic Service Center has also projected that the overall average population of "Towns" in the State of Wisconsin will increase by a fairly considerable margin of 20.7% between 2005 and 2025. This average is tempered, however by the size of the Towns [municipalities] that range between 500 – 999 people, are all projected at roughly 13.3% growth, which aptly fits the size of the Town of Washburn.

If Washburn were to actually achieve this 12.9 – 13.3% of projected growth, which equates to the projected (and additional) 75 – 100 residents, the Town believes they have enough space and resources to absorb this growth and provide suitable space for their housing. This Comprehensive Plan sets a goal for the Town of Washburn to grow to a population of 650 in 2025 – which is keeping in line with the projected 13% increase for Towns of this size. There appears to be an adequate amount of land within the existing Town boundaries and the residential and rural zoned sectors of the Town, which exclude the rather large U.S. National Forest lands within the Town. The ultimate goal of the Town is to accommodate

this growth through a logical and phased plan. Consequently, if the Town of Washburn for whatever reason fails to meet its growth goal, it should not adversely affect the other goals, objectives, and policies of this Plan.

AGE DISTRIBUTION

It is not only important to know how many people live in the Town of Washburn, but it is also important to know key characteristics of the people, such as their age, education, and employment status. The following provides an overview of the existing age composition of Washburn residents and the anticipated changes in age composition that will occur through the year 2025 (*refer to Table 2-C: Age Distribution – 2000*).

Broad Age Groups

All residents fit into one of three very broad age groups:

- 1) *those under the age of 18;*
- 2) *those between the ages of 18 and 65; and*
- 3) *those over the age of 65.*

In 2000, 160 individuals or 29.6% of the population of the Town of Washburn was under the age of 18; 330 individuals or 60.9% was between the ages of 18 and 65; and 51 persons or 9.4% was over the age of 65. In comparison, in 2000, 25.5% of the population of the State of Wisconsin was under the age of 18; 61.4% was between the ages of 18 and 65; and 13.1% was over the age of 65. Notably, the Town of Washburn, in comparison to the State of Wisconsin, has a significantly higher percentage of its population under the age of 18 years, but matched in percentage for the 18 - 64 age bracket; and again shows a significant decrease in percentage of the population over the age 65.

Over time, as the baby boom generation ages and as families have fewer children, the percentage of people over 65 may increase significantly in the Town of Washburn and throughout Wisconsin. As is common among many rural cities and towns, unless the Town of Washburn can attract younger families and retain or bring back young Washburn adults who have graduated from high school or college, the rate at which Town of Washburn ages will accelerate. An aging population can significantly affect future jobs, services, and education in Washburn. The following provides a more detailed description of the issues and opportunities associated with various age groups in Washburn.

People under the Age of 18

The number of people under the age of 18 will vary by year, but the number of people in this age group will generally decrease over time, even if the overall population increases. Generally speaking, there are several reasons for this. The number of people of childbearing age in the Town of Washburn is decreasing. Consequently, the number of new children born in the Town will continue to decrease. In addition, people today are generally having fewer children than people of previous generations. Accordingly, unless the Town of Washburn attracts a significant number of younger families from other areas and retains its current population, the number of children in this age bracket will more than likely decrease over the next few years.

Since 1997, enrollment in the Washburn School District has slowly been decreasing, and the School District is planning for continued decreasing enrollment at least through the year 2010.

People between the Ages of 18 and 24

As indicated earlier, the Town possesses a fairly large contingent of young people. Most people between the ages of 18 and 24 choose to pursue higher education or enter the workforce. The Town of Washburn is fortunate to have easy access to two quality schools of higher education in nearby Ashland: Northland College and the Wisconsin Indianhead Technical College. However, the Town of Washburn, like most Wisconsin communities, should strive to retain its 18 to 24 year old residents, or find a way to bring them back into the community once they have received a college degree. Typically, this recruitment or retention of post-secondary educated or even technical and/or high school educated level individuals, is heavily tied to the employment opportunities of the local area. Generally, people in this age group are not yet married, nor do they have children. Consequently, they may not feel significant ties to the Town of Washburn, and they may be more willing to leave the Town of Washburn (and the area itself) in search of other opportunities. So, in addition to jobs, Washburn will need to be able to provide amenities to retain and attract 18 to 24 year olds.

People between the Ages of 25 and 54

If the Town of Washburn is to achieve its population growth projections, and if the Town is to sustain its population, then it will be especially important for the Town of Washburn to retain and attract people between the ages of 25 and 54. This is a critical age group due to the fact people between the ages of 25 and 54 are at their prime working age. In addition, people in this age range tend to have children, so they are less apt to make impulsive moves elsewhere. Perhaps more than any other age group, those between the ages of 25 and 54 tend to have a strong commitment to the future of the community. Town of Washburn will need to provide opportunities for additional, and possibly, affordable housing areas. The Town itself would probably not be able to provide the necessary economic or employment resources to retain or attract these individuals, but will need to support the local urban areas that do provide this level of service. Furthermore, the area will need to provide quality parks, outdoor recreational facilities, services, and cultural activities to ensure a high quality of life that will retain and attract people.

People over the Age of 65

As life expectancy continues to increase and as the baby boom generation nears retirement age, the number and percentage of people over the age of 65 will increase dramatically. With the 'baby boomer' generation getting older, Washburn will become an even more attractive place of residence. The Town of Washburn is beginning to see the effect of an aging, but not yet retired work group. Although the 2000 Census indicated only 51 persons, or 9.4% of the total population (541) at that time was over the age of 65, the recent survey in 2006 indicated that almost 18% were over the age of 65 now, which is a huge leap within a 6 year period. All of these factors have several implications for the future of the Town of Washburn. For example, the Town will need to make sure that it has adequate housing for those over the age of 65. The Town of Washburn may also need to provide or allow for the opportunity for senior housing needs, which tend to become in demand as a populace grows older and they tend to forgo the desire to live elsewhere for part of the calendar year or move away to the "South or Southwest U.S.," and instead wish to remain in the place they have called home for a number of years. Plus, more and more younger family members are now moving back or staying put to take care of their elder family members, such as the mom or dad or grandparents, or helping out and taking over the family agricultural activities. If the seniors decide to uproot and leave, it can potentially leave a vacant and under-utilized housing stock, and a cultural vacuum or missing historical tie that some communities severely lack.

TABLE 2-C: AGE COMPOSITION – 2000						
Age	Town of Washburn		Bayfield County		Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
Under 5	20	3.7	794	5.3	342,340	6.4
5 to 9	32	5.9	979	6.5	379,484	7.1
10 to 14	67	12.4	1,196	8.0	403,074	7.5
15 to 19	53	9.8	1,037	6.9	407,195	7.6
20 to 24	12	2.2	490	3.3	357,292	6.7
25 to 34	39	7.2	1,401	9.3	706,168	13.2
35 to 44	98	18.1	2,379	15.8	875,522	16.3
45 to 54	110	20.3	2,452	16.3	732,306	13.7
55 to 59	36	6.7	994	6.6	252,742	4.7
60 to 64	23	4.3	827	5.5	204,999	3.8
65 to 74	31	5.7	1,341	8.9	355,307	6.6
75 to 84	17	3.1	836	5.6	251,621	4.7
85 and Over	3	0.6	287	1.9	95,625	1.8
Median Age	41.5	--	42.1	--	36.0	--

Source: US Census Bureau, 2000

RACE AND ORIGIN

According to the last census, all residents of the Town of Washburn were born in the United States and approximately 70% of the residents were born in Wisconsin. With regards to race and origin, 92.8% are white; 4.6% are American Indian/Alaska Native, and the remaining 2.6% are other (*refer to Table 2-D: Race and Origin in 2000*). We anticipate these statistics to remain relatively stable in the near future. As with all communities, if the Town of Washburn is to realize its goal of growing and providing for housing opportunities, it may need to attract people from outside the Town of Washburn, from outside Wisconsin, and perhaps from outside the United States. Consequently, the Town of Washburn should encourage other members of our culturally diverse society to live and enjoy the community, which in turn will create a more diverse and dynamic community of the future.

TABLE 2-D: RACE AND ORIGIN – 2000						
Race	Town of Washburn		Bayfield County		Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
White	502	92.8	13,500	89.9	4,827,514	90.0
Black or African American	0	0	30	0.2	326,506	6.1
Am. Indian or Alaska Native	25	4.6	1,586	10.6	69,386	1.3
Asian	4	0.8	60	0.4	102,768	1.9
Native Hawaiian/Pacific	0	0	4	-	4,310	0.1
Other	12	2.20	64	0.4	104,662	2.0

Source: US Census Bureau, 2000

EDUCATIONAL ATTAINMENT

The 2000 US Census reports that approximately 89.8% of the Town's residents over the age of 25 have a high school diploma or equivalency, and roughly 29.3% of the residents [over the age of 25] have a bachelor's degree or higher (*refer to Table 2-E: Educational Attainment - 2000*). The percentage of people in the Town of Washburn that have a graduate or professional degree is higher than that in Bayfield County or the State of Wisconsin, which is considerable and should be recognized. In recent years, there has been a rise in high school graduates that pursue a college degree. However, the general trend across Wisconsin is that young people with a college degree are leaving the area for employment opportunities elsewhere. A key goal of Wisconsin communities is to find opportunities for college graduates to stay in Wisconsin.

TABLE 2-E: EDUCATIONAL ATTAINMENT – 2000			
Characteristic	Town of Washburn	Bayfield County	Wisconsin
Less than 9 th Grade	4%	3.9%	5.4%
9 th to 12 th Grade – No Diploma	6.3%	9.2%	9.6%
High School Graduate – Includes Equivalency	34.1%	34.2%	34.6%
Some College – No Degree	15.3%	21.5%	20.6%
Associate Degree	11.1%	9.6%	7.5%
Bachelor's Degree	21.9%	14.7%	15.3%
Graduate or Professional Degree	7.4%	6.9%	7.2%

Source: US Census Bureau, 2000

HOUSEHOLD CHARACTERISTICS AND FORECASTS

In 2000, the US Census reported 189 households in the Town of Washburn and 160 households with families. A household refers to all persons who occupy a housing unit, either related or unrelated by blood, marriage or adoption. A family refers to a parent(s) or grandparent(s) living with at least one child. In the Town of Washburn, 142 households consist of married couples and out of these, 70 family households have children under the age of 18 years. Non-family households number 29, with 26 living alone. In the future, it is likely that the percentage of married couples without children living with them will increase. The percentage of single parent households will also increase. Female households with no husband present accounted for approximately 5.3% of the family households in the Town, which is considerably less than the adjacent City of Washburn (at 13%). The projected households for the Town of Washburn are shown to increase on average of approximately 10-15 additional households every five (5) years (refer to Table 2-F Household Projections).

TABLE 2-F: HOUSEHOLD PROJECTIONS						
Location	2000	2005	2010	2015	2020	2025
Town of Washburn	189	201	215	228	237	240
City of Washburn	938	953	974	986	982	951
Bayfield County	6207	6462	6793	7062	7228	7200
State of Wisconsin	2,084,556	2,190,210	2,303,238	2,406,798	2,506,932	2,592,462

Source: Demographic Services Center, Wisconsin Department of Administration, March 2004.

The median household size in the Town of Washburn in 1990 was 3.08 persons per household. In 2000 this figure dropped to 2.86 persons per household, while the average family size was 3.12 persons. Given the trend for single person households and smaller family sizes, it follows that household size will also decrease. Projecting this reduction in relation to the State of Wisconsin, Bayfield County and City of Washburn rates, the Comprehensive Plan projects the average household size in the Town of Washburn will be approximately 2.7 in 2025.

TABLE 2-G: AVERAGE HOUSEHOLD SIZE			
Location	1990	2000	2025 (Projection)
Town of Washburn	3.08	2.86	2.7
City of Washburn	2.46	2.33	2.2
Bayfield County	2.52	2.40	--
State of Wisconsin	2.61	2.50	2.35

Source: US Census Bureau, 2000 and Sanders Wacker Bergly, Inc.

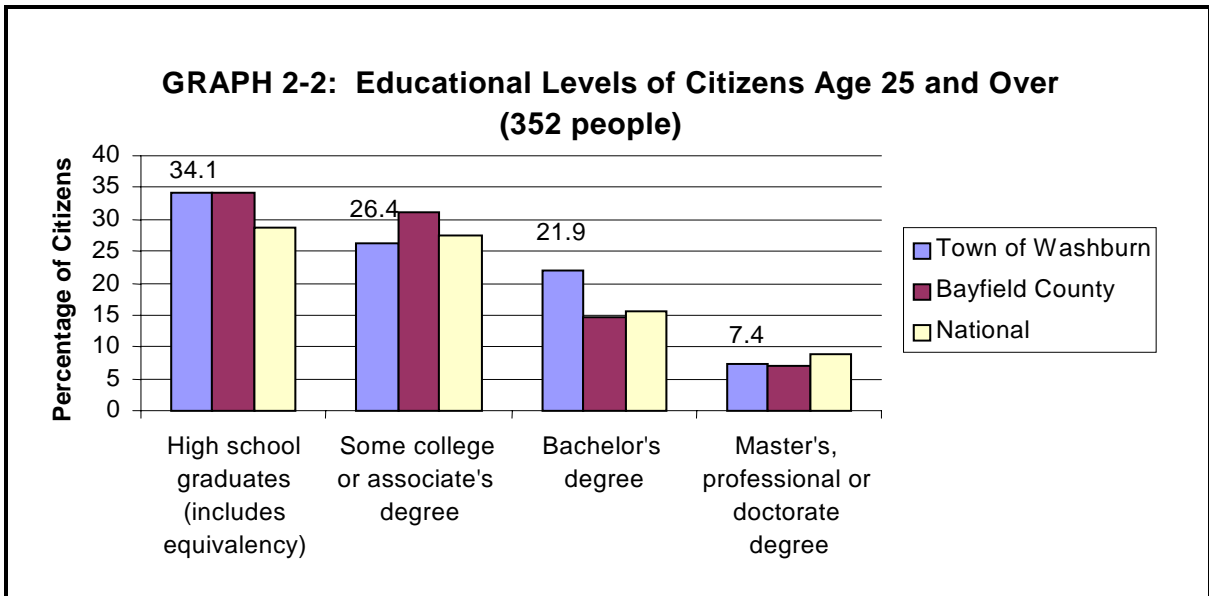
EMPLOYMENT AND INCOME

In 2000, the Town of Washburn’s unemployment rate was a low 1.2%, which for this statistic is quite noteworthy. In comparison to City of Washburn’s 4%, Bayfield County’s 5.3% and State of Wisconsin’s 3.2%, the Town’s rate is considerably lower. The Town’s median household income is also considerably more than compared to the City of Washburn’s and Bayfield County, and in line with the State’s (*refer to Table 2-H: General Employment and Income Characteristics - 2000*). We will be referencing and analyzing these figures in greater detail in this Comprehensive Plan under the Economic Development Chapter.

TABLE 2-H: GENERAL EMPLOYMENT AND INCOME CHARACTERISTICS – 2000				
Characteristic	Town of Washburn	City of Washburn	Bayfield County	State of Wisconsin
Employed in Labor Force	69.5%	56.0%	57.1%	65.8%
Unemployed in Labor Force	1.2%	4.0%	5.3%	3.2%
Not in Labor Force	29.3%	40.0%	37.5%	30.9%
Median Household Income	\$46,500	\$33,257	\$33,390	\$43,791
Per Capita Income	\$17,892	\$15,331	\$16,407	\$21,271
Median Earnings, Male, Full-Time, Year-Round	\$36,696	\$31,875	\$31,699	\$37,062
Median Earning, Female, Full-Time, Year-Round	\$24,500	\$23,235	\$21,731	\$25,865
Families Below Poverty Level	3.4%	7.5%	9.2%	5.6%
Individuals Below Poverty Level	4.6%	10.3%	12.5%	8.7%

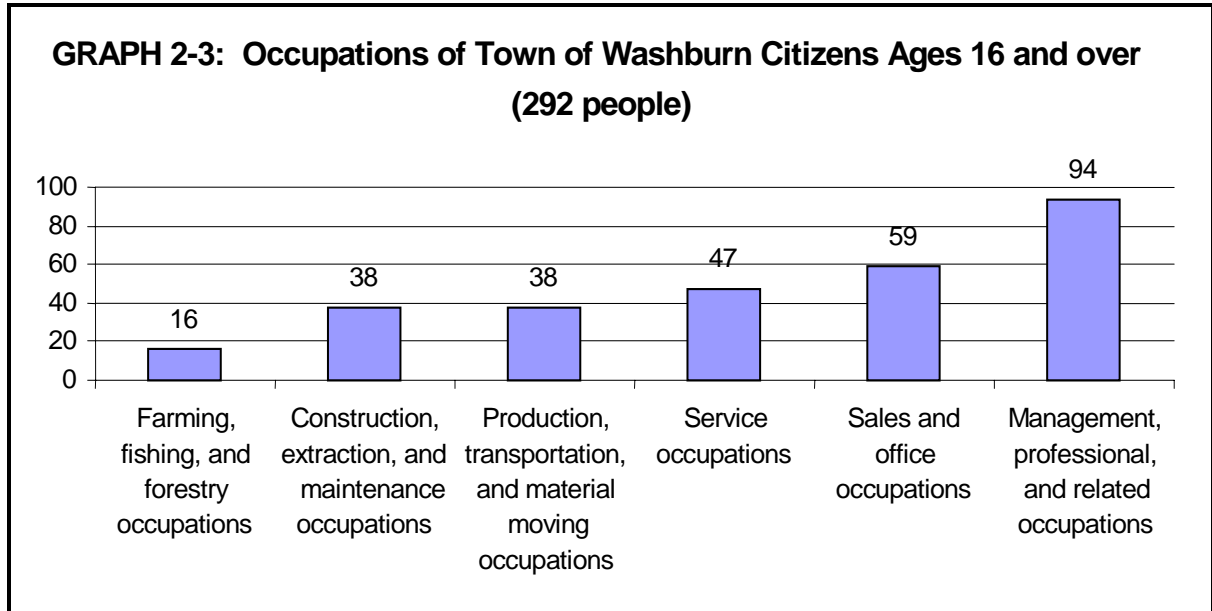
Source: US Census Bureau, 2000

The education levels of the Town’s population aged 25 years and older is at or above the national averages (*refer to Graph 2-2*).

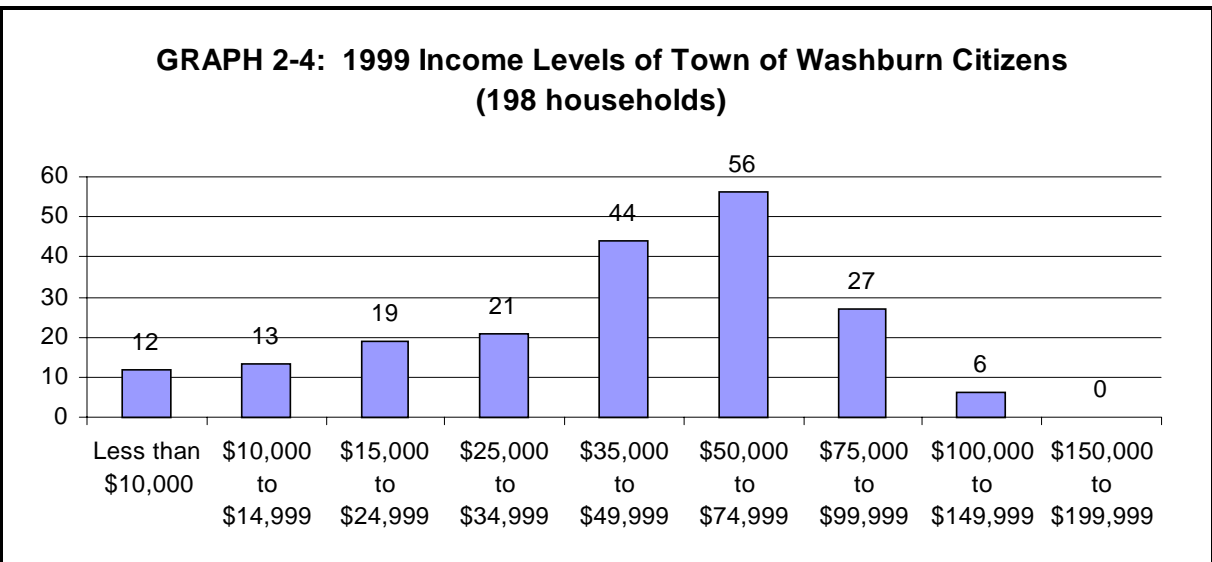


Source: 2000 Census and ePodunk /Graph created by Amber Collins

Of the 292 Town of Washburn citizens over the age of 16, the prevailing occupation is management and professional, with 94 people (*refer to graph 2-3*). As graph 2-4 (below) demonstrates, of the 198 households, the largest income bracket was from \$50,000 to 74,999. The average income in 1999 was \$46,500.



Source: 2000 Census and ePodunk /Graph created by Amber Collins



Source: 2000 Census and ePodunk /Graph created by Amber Collins

SUMMARY AND DEMOGRAPHIC TRENDS for the TOWN OF WASHBURN

The Wisconsin Demographic Service Center is projecting a fairly considerable increase in population change through the year 2025. To accommodate this growth, this Comprehensive Plan sets a goal for the Town to grow its population from 567 up to 650 in 2025. This equates to growing by roughly 4 people per year from 2005 to 2025. To reach this goal, the Town will need to place a special emphasis on attracting younger families; encourage and support the local area's economic sectors and employment opportunities; affordable and life-cycle housing opportunities; plan for and maintain a high level of outdoor recreational activities, and encourage a high quality of life that will retain and attract people. It is anticipated that the Washburn School District's school-aged population will likely decrease before 2010; however, if the Town of Washburn and the other local municipalities begin to provide more economic opportunities and attract younger families, the school-aged population may begin to gradually increase. Without a doubt, the Town of Washburn's senior population will continue to grow noticeably, especially in the next decade. The Town of Washburn can provide a draw for new and younger people, who in turn may help retain some of the younger populace from fleeing the area, and provide a suitable replacement for the expected retiring workforce.

KEY ISSUES AND OPPORTUNITIES AS INDICATED by the PROPERTY OWNERS of the TOWN of WASHBURN

IN early 2006, the Town of Washburn mailed to all property owners in the Town a survey to gather their opinions about planning issues facing the City. 319 were distributed, with 177 completed and returned surveys, which represents a fairly respectable 55% response rate. Survey respondents were provided a list of general questions related to the overall quality of life and other issues and opportunities the Town and the surrounding communities provide for its residents. The following provides a summary of the key survey results relating to planning issues and opportunities facing the Township:

- 89% of respondents rated the Town of Washburn's "quality of life" as a good (49%) or excellent (40%) place to live compared to only 3% who said fair (1%) or poor (2%) place to live.
- Respondents were asked their opinion about encouraging, discouraging or taking no action on a range of development and preservation options for the Town. The following table lists what respondents felt most strongly about encouraging:

Category	Encourage	Discourage	Take No Action
Residential Development	34%	16%	37%
Commercial development	25%	40%	23%
Industrial development	14%	58%	20%
Public recreation Development	49%	19%	23%
Forest/Green Space Preservation	67%	7%	20%
Farmland preservation	69%	3%	21%

- Respondents were asked to identify from a list of issues, which three (3) issues are the most important facing the Town of Washburn. The following lists the percentage of respondents that identified the issue as being one of the three most important issues facing the Town:
 - Maintain the Town's "rural character" – (53%)
 - Maintain public services – (34%)
 - Manage residential growth - (32%)
 - Minimize forest fragmentation - (30%)
 - Improve Town roads - (29%)
 - Preserve farmland - (27%)
 - Preserve sensitive environmental areas – (24%)
 - Increase the tax base – (16%)
 - Promote business growth - (12%)
 - Preserve scenic views – (11%)
 - Expand recreational opportunities – (10%)
 - Provide adequate housing – (6%)

- Other survey results show that a majority of the residents (55%) favor single family homes as a preferred housing choice; and that moderately priced housing is most desired (at 52%) and elderly/assisted living is also indicated with over 44% indicating more to a little more is needed. The respondents were also overwhelmingly in support of keeping the single family minimum lot size at 5-acres per unit, which is consistent with their current 4.5 acres per unit today.

- Transportation and condition of roads were rated as good (49%) to very good (12%), by the residents.

- Respondents also expressed a strong support for the Town to encourage preservation and provide public amenities. Survey results appear to indicate that a large number of respondents are very concerned with the natural environment and wish to preserve the farmland (79% agree/strongly agree) and 78% wish to preserve large tracts of private forest lands within the Town. Many of the residents also indicated their willingness to support [financially] the Public Library and recreation programs currently offered by the City of Washburn.

We will be referring to these issues and opportunities in the following chapters of this Comprehensive Plan, and indicated the findings and support of the community property owners with additional survey results. Refer to Appendix A: Town of Washburn Community Survey – February 1, 2006 for complete survey results.

A SMART GROWTH COMMUNITY

The Town of Washburn is committed to being a smart growth community. This Comprehensive Plan incorporates the following goals that Wisconsin Comprehensive Planning Legislation which requires the Town of Washburn to consider:

1. Protection of economically productive areas, including farmland and forests (see Chapter 8: Land Use).
2. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources (see Chapter 7: Agriculture, Natural, and Cultural Resources).
3. Encouragement of neighborhood designs that support a range of transportation choices (see Chapter 8: Land Use).
4. Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs (see Chapter 3: Land Use).
5. Preservation of cultural and historic sites (see Chapter 7: Agriculture, Natural, and Cultural Resources).
6. Encouragement and coordination and cooperation among nearby units of government (see Chapter 9: Intergovernmental Cooperation).
7. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community (see Chapter 3: Housing).
8. Providing or allowing for infrastructure and public service improvements that will help serve developable land to meet existing and future market demand for residential uses (see Chapter 4: Utilities and Community Facilities).
9. Promoting and supporting the current economic base and the creation of range of employment opportunities at the state, regional, and local levels (see Chapter 6: Economic Development).
10. Balancing individual property rights with community interests and goals (see Chapter 8: Land Use).
11. Planning and development of land uses that create or preserve varied or unique rural communities (see Chapter 8: Land Use).
12. Supporting and calling for an integrated, efficient, and economical transportation system that affords mobility, convenience and safety, and that meets the needs of all citizens, including transit dependent and disabled citizens (see Chapter 5: Transportation).

Refer to the chapters that follow for corresponding objectives and policies.

Chapter 3: HOUSING

INTRODUCTION

Housing is an important component of all communities. High quality, available, and affordable housing enhances quality of life and supports economic development. This Chapter provides an analysis of the Town of Washburn's existing housing. It also describes goals, objectives, policies, maps, and programs that will help Washburn meet the housing needs of the residents and provide housing opportunities for future residents they hope to attract and retain.

INVENTORY AND ANALYSIS

HOUSING SUPPLY

Number and Types of Housing Units

Housing has followed the same upward growth trend as the population. The number of housing units has steadily increased since 1980. The increase continued through the 1990's and into 2000. The Town of Washburn recorded the 5th largest percentage increase of housing units for all the municipalities in Bayfield County during this period. The following Table 3-A provides an illustration and comparison of the number of Total Housing Units from 1980 to 2000 for the Town and some of the surrounding communities.

TABLE 3-A: TOTAL HOUSING UNITS 1980-2000					
Municipality	1980	1990	2000	Number of Units Change 1980-2000	Percentage Change 1980-2000
Town of Washburn	156	201	227	+71	+45.5%
City of Washburn	906	994	1,004	+98	+10.9%
Town of Bayfield	364	344	491	+127	+34.9%
Town of Barksdale	284	318	353	+69	+24.3%
Town of Bayview	192	206	283	+91	+48.4%
Bayfield County	9,642	10,918	11,640	+1,998	+20.7%

Source: U.S. Census Bureau and Bayfield County

The Town is projected to have an increase of 3.7 housing units per year from 2000 to 2020 (*Refer to Table 3-B below*). Because housing and population follow the same trend, it is obvious that the housing supply should appropriately meet the needs of the residents. As environmental concern is growing, some considerations should be given to having eco-friendly, sustainable housing. Environmentally conscious building may in many cases be more expensive.



Example of Eco-Friendly Dwelling with Solar Power cells

TABLE 3-B: TOTAL PROJECTED HOUSING UNITS 2000 - 2020							
Municipality	2000	2005	2010	2015	2020	Total Units 2000-2020	Projected Units/Year 2000-2020
Town of Washburn	227	248	266	283	301	74	3.7
City of Washburn	1004	1041	1066	1090	1115	111	5.6
Town of Bayfield	491	495	527	558	590	99	5.0
Town of Barksdale	353	370	387	405	422	69	3.5
Town of Bayview	283	295	318	341	364	81	4.1
Bayfield County	11,640	12,227	12,727	13,226	13,726	2,086	104.3

Source: U.S. Census Bureau and Bayfield County and Northwest Regional Planning Commission

Table 3-C below lists the number of housing units in Washburn by housing type (e.g., single-family, multi-family, etc.). The 2000 U.S. Census indicates that there were 242 total housing units in the Town of Washburn in 2000 –compared to 192 units in the 1990 Census. This is an increase of 50 units, which represent a considerable 26% increase over this 10-year period. Almost 87% of the housing units in the Town of Washburn are single-family detached houses – which is considerably higher (and expected) than the State average of 65.5%. The Town also shows a slight increase in single-family attached units (i.e., townhomes) from zero in 1990 to 2 in 2000. The Town has a small scattering of seasonal or occasional use homes, which are typically in the form of a “mobile-home” or manufactured structures numbering 25 units. This number did not change over the 10-year period. Due to its rural character, the Town does not have any significant number of two-family or other multiple-family dwellings.

TABLE 3-C: HOUSING SUPPLY BY TYPE – 1990 AND 2000					
Units per Structure	1990 Units	1990 Percent	2000 Units	2000 Percent	State Average
Single-Family	164	85.4%	210	86.8%	65.5%
Single-Family Attached	0	0%	2	0.8%	3.3%
Seasonal/Mobile Home	25	13%	25	10.3%	4.2%
2-4 Unit Multi-Family	3	1.6%	2	0.8%	12.0%
Other	0	0%	3	1.2%	--
Total Housing Units	192	100%	242	100%	100%

Source: US Census Bureau, 1990 and 2000 Census

Housing Characteristics

Owner-Occupied vs. Renter-Occupied Units and Vacancies

Communities need owner-occupied and renter-occupied units, and it is always a good measure to try to balance these numbers out to provide as much available housing for all who desire or seek the need in a community. In general, many communities strive to have roughly 65 to 70% of their housing units owner-occupied. Over the past decade, the Town of Washburn has experienced a relatively significant shift in its housing numbers (refer to Table 3-D Housing Tenure 1990- 2000). Of the 227 total housing units, 189 of these are considered occupied. A vast majority of these 189 occupied units (almost 93%) are classified as Owner-Occupied, while the remaining 14 units, or 7.4% are classified as Renter Occupied. The State of Wisconsin's average for owner occupied (single-family) is 68.5% while the renter-occupied is 5.9%.

TABLE 3-D: HOUSING TENURE– 1990 - 2000					
	1990 Units	1990 Percent	2000 Units	2000 Percent	1990 – 2000 Number & /Percentage Change
Total Occupied Housing Units	159	82.8%	189	83.3%	+30 / 18.9%
Owner Occupied Units	137	86.2%	175	92.6%	+38 / 27.8%
Renter Occupied Units	22	13.8%	14	7.4%	-8 / (57.1%)
Vacant Housing Units	33	17.2%	38	16.7%	+5 /15.2%
Seasonal Units	13	6.7%	28	12.3%	+15 / 115.4%
Average Household Size (for Owner-Occupied)	3.18	--	2.91	--	-.27 / (9.3%)
Average Household Size (for Renter-Occupied)	2.45	--	2.21	--	-.24 / (10.8%)
Total Housing Units	192		227		+35 / 18.2%

Source: US Census Bureau, 1990 and 2000 Census

An appropriate percentage of vacancies in the housing market are necessary if those looking to purchase or rent property are going to have adequate housing choices. Vacancies also help keep the cost of housing in balance. Table 3-D above indicates that the Town of Washburn's overall vacancy rate is close to 16.7%, which is high in comparison to the State of Wisconsin's level of 10.1% and the City of Washburn's at 6.3%. However, when we factor out the seasonal unit's vacancy rate of 12.3%, the overall rate decreases to 4.4%, which is manageable.

The following Table 3-E illustrates the projected owner occupied housing units from the period 2000 to 2020.

TABLE 3-E: PROJECTED OCCUPIED HOUSING UNITS 2000 - 2020					
Municipality	2000	2005	2010	2015	2020
Town of Washburn	189	202	216	229	243
City of Washburn	938	982	1,018	1,054	1,090
Bayfield County	6,207	6,433	6,707	6,970	7,258

Source: U.S. Census Bureau and Bayfield County and Northwest Regional Planning Commission

Value of Housing

The median value of owner-occupied housing units in the Town of Washburn in 2000 was \$86,000 – up 66.3% (or \$29,000) from the median value in 1990. The predominant value is between \$50,000 to \$99,000, which represents 47.1% of the housing units. The median value of owner-occupied housing in the State was \$112,200, while the City of Washburn and Bayfield County are relatively comparable to the Town's at \$80,900 and \$86,100, respectively. In comparison to low and moderate valued housing, there is a relatively small choice of high valued housing units in Washburn. But one should expect or accept this as a fairly typical factor in many rural communities such as the Town of Washburn. This overall low to moderate value also presents itself as positive opportunity for entry-level or first-time homebuyers, or those seeking more affordable housing options than they would probably not be able to find in the higher density urbanized or metropolitan areas. (Refer to Table 3-F below for additional information and a comparison of the Town to the City of Washburn, Bayfield County and the State of Wisconsin.)

TABLE 3-F: OWNER-OCCUPIED HOUSING BY VALUE - 2000					
Value	Town of Washburn	Percent of Specified Units	City of Washburn Avg. of Spec. Units	Bayfield County Avg. of Spec. Units	State of WI Avg. of Spec. Units Average
Less than \$50,000	8	23.5%	27.9%	43.5%	6.5%
\$50,000 - \$99,999	16	47.1%	55.8%	20.0%	35.4%
\$100,000 - \$149,999	8	23.5%	9.5%	9.0%	30.6%
\$150,000 - \$199,999	2	5.9%	4.6%	6.6%	15.5%
\$200,000 or More	0	--	2.2%	2.4%	8.5%
Specified Units	34	100%	1,861	2,624	1,122,467
MEDIAN VALUES	\$86,000	--	\$80,900	\$86,100	\$112,200

Source: US Census Bureau, 2000 Census

Affordable housing (for both owner-occupied and rental units) is a crucial element in sustaining and supporting the local population, employment and economic bases of a community. One key component of making housing affordable to all is to provide an

effective balance between the housing costs in relation to the household income. According to the U.S. Department of Housing and Urban Development (HUD), housing costs (taxes, insurance, principal, interest, etc.) should not exceed 30% of total household income. It is both surprising and encouraging that the average homeowner or renter did not exceed this 30% threshold; in fact, over 91% fell below the 19.9% mark, which is commendable. This trend suggests that housing is quite affordable and that homeowners are very conscientious of making sure to live within their means when it comes to providing for their housing needs. (Refer to Table 3-G below).

TABLE 3-G: MONTHLY OWNER COSTS AS % OF HOUSEHOLD INCOME - 1999			
Percent of HH Income	Units	Percent	State Average
Less than 15%	18	52.9%	36.8%
15-19%	13	38.2%	19.7%
20-24%	3	8.8%	15.5%
25-29%	--	--	9.8%
30-34%	--	--	5.8%
35% or More	--	--	12.0%
Not Computed	--	-	0.4%
Total Specified Units	34	100%	100%

Source: US Census Bureau, 2000 Census

Rental Characteristics

Rental housing units account for only 14 or 7.48% of the occupied housing units in the Town of Washburn. In 1990, only 5 specified units had a monthly rate of \$499 or less. In 2000, nearly 53% had a monthly rent of \$300 or more. (Refer to Table 3-H below).

TABLE 3-H: RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT -2000			
Monthly Rent	Units	Percent of Specified Units	State Average of Specified Units
Less than \$200	--	--	4.8%
\$200 - \$299	--	--	5.7%
\$300 - \$499	6	35.3%	29.5%
\$500 or More	3	17.6%	56.3%
No Cash Rent	8	47.1%	3.7%
Total Specified Units	17	100%	100%

Source: US Census Bureau, 2000 Census

In 1999, 17.6% of renters paid between 25-29% of their household income to rent and 23.5% of renters paid over 30% of their household income in rent. The 17.6% number is higher than the State average, and the 23.5% is slightly below the State average. These two different percentage numbers may indicate or suggest that there is a need for more affordable rental units in the Town of Washburn. (Refer to Table 3-I for more information.)

TABLE 3-I: GROSS RENT AS % OF HOUSEHOLD INCOME – 1999			
Percent of HH Income	Units	Percent	State Average
Less than 15%	--	--	21.1%
15-19%	2	11.8%	16.7%
20-24%	--	--	14.2%
25-29%	3	17.6%	10.6%
30-34%	--	--	6.9%
35% or More	4	23.5%	25.4%
Not Computed	8	47.1%	5.2%
Total Specified Units	17	100%	100%

Source: US Census Bureau, 2000 Census

Age and Maintenance of Housing Stock

Most of the new housing units since 1995 exceeded the average amounts indicated in City of Washburn, Bayfield County and the overall State of Wisconsin. Nearly 28% of the housing units in the Town of Washburn were built before 1939, while a good percentage (over 45%) was built between 1960 to 1989. Most of the existing housing units are at least 50 years old, which consequently could create some long-term maintenance, aesthetics, energy efficiency, and safety issues as this stock continues to age.

TABLE 3-J: YEAR STRUCTURE BUILT					
Year Structure Built	Units	Percent	City of Washburn Avg. %	Bayfield Co. Avg. %	State of WI Avg. %
1999 to March 2000	15	6.2%	0.4%	4.7%	2.2%
1995 to 1998	24	9.9%	2.9%	8.7%	7.3%
1990 to 1994	5	2.1%	3.8%	6.5%	7.3%
1980 to 1989	41	16.9%	11.7%	11.7%	10.8%
1970 to 1979	60	24.8%	17.3%	17.8%	16.9%
1960 to 1969	11	4.5%	8.1%	12.2%	11.9%
1949 to 1959	19	7.9%	10.9%	14.8%	20.3%
1939 or Earlier	67	27.7%	44.9%	23.6%	23.4%
Total Specified Units	242	100%	100%	100%	100%

Source: US Census Bureau, 2000 Census

Plumbing, Kitchen & Telephones

The U.S. Census identified that of the 242 occupied housing units in the Town of Washburn in 2000, 9 of those (or 4.5%) lacked complete plumbing facilities, while 2 units (or 1%) lacked complete kitchen facilities. All residential units appear to have telephone service.

Housing for those with Disabilities

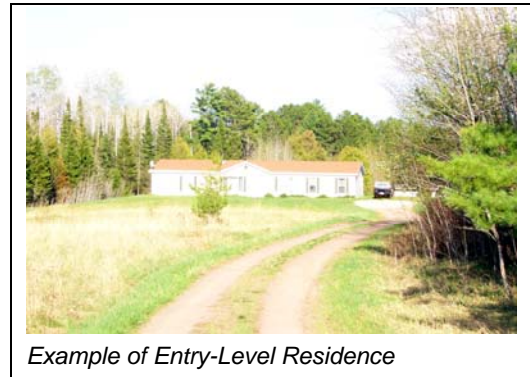
According to the 2000 US Census, 27 people (8.5%) between 21 and 64 years old had some form of disability, and of those 33.3% were employed. The Census also indicates that up to 12 individuals, or nearly 25.5% of people over 65 years of age are afflicted with some form of disability. It is unknown how many of these individuals have mobility limitations due to their disabilities. As the Town of Washburn's population continues to age, the housing need for those with disabilities and special needs will also increase. The Town of Washburn should support and consider housing opportunities for those with disabilities and special needs, and provide access to all public facilities that comply with the American's with Disabilities Act (ADA).

PROFILE OF HOUSEHOLDS

The housing needs of a community relate to the demographic profile of the households. Typically, households move through several life-cycle stages, including entry-level households, first time homeowners, move-up buyers, empty nesters/young seniors, and older seniors. The following describes each of these household types and the effect that they have on housing demands in the Town of Washburn.

Entry Level Households

People in the 18 to 24 year old age group typically leave their childhood home and establish their own household. They often rent a house or an apartment because they generally do not have the income and savings needed to buy a home. In addition, many people in this age group move frequently, so they are hesitant to buy a house. They are also more apt to share housing with other unrelated people of similar age.



Example of Entry-Level Residence

The entry-level household population in the Town of Washburn will fluctuate annually. Many of the Town residents who graduate from high school move to other communities to pursue job opportunities or enroll in institutions of higher education. In the long term, unless current conditions and trends change, the Town of Washburn will not see an increase in the 18 to 24 year old age group. Nevertheless, there will always be a strong need to provide affordable, entry level housing choices for people of all ages.

First Time Homeowners

First time homeowners are typically in their 20s and 30s. They are usually "move up" renters, meaning they are moving from an apartment to a home. They are often married, with young children, yet increasingly, first time homeowners are single. They are prone to moving within several years of buying their first home for several reasons including:

increased salaries allow them to move up to more expensive housing, the addition of children to the household may require larger housing, and job opportunities may require that they move to another community.

Like the 18 to 24 year old age group, the Town of Washburn will likely not see a significant increase in the population of typical first time homeowners unless current conditions and trends change. However, the Comprehensive Plan sets expectations for population growth, and the Town recognizes that it will need to maintain and attract people in their 20s and 30s if it expects to grow the population and economy. Consequently, the Town must plan for future growth in the first time homeowner's market.



Example of First Time Homeowner Residence

Move Up Buyers

Move up buyers are typically in their 30s and 40s. They move up from the smaller, less expensive house that they had purchased earlier. From an economic growth perspective, this is an important group of people. Typically, move up buyers have children in school and they have established jobs. They are less apt to move to another community and start over. Also, professionals who are moving to a community to advance their career are generally looking to move up to a more expensive house than what they had in their previous community. The Town of Washburn should ensure that it has adequate choices for those who are looking for move up housing that will satisfy their needs until they are in their late 50s and beyond.



Example of a "Move-Up" Residence

Empty Nesters and Young Seniors

Empty nesters and young seniors are generally in their 50s and 60s. Often, their children have moved out of their house and left them with a larger house than needed or desired. Empty nesters and young seniors often want to live in a smaller house, such as a townhouse, that has less maintenance. As the baby boom generation moves into this age group, this population will likely increase in the Town of Washburn. The Town of Washburn has very few townhouses and no condominiums that empty nesters and young seniors typically seek. In fact, these types of



Example of a Single-Story Rambler for Empty Nesters/Young Seniors

housing styles are commonly found in urbanized areas, such as the City of Ashland or City of Washburn, due to their proximity to clinics, hospitals, pharmacies, grocery stores and senior activity centers. The Town of Washburn will need to provide or plan for housing choices for empty nesters and young seniors. If there are not adequate housing choices for this age group, young seniors may be apt to leave the Town after they retire.

Older Seniors

Due to the overall aging of our population, housing for seniors has and will become an increasing problem in both urban and rural communities. Often, adult children of senior residents may take in their parents or move back into their childhood homes to provide live-in care or choose to do so as an alternative to affordable housing or making ends meet. The special needs and requirements of senior residents often will require them to move out of the community to places where the services and facilities are available and/or affordable.

Currently, the Town of Washburn does not have any designated senior living/assisted living centers. These facilities are available in nearby cities of Ashland and Washburn, and Bayfield County does provide programs to assist seniors. A large-scale senior housing development would probably not fit or work in the Town, but a smaller, clustered style development may work, and the Town should explore opportunities or areas for providing such a use. The fact that the Town is not serviced by municipal sewer and water could prove to be a limiting factor for such a development.

Due to the Town's proximity to the closest medical facilities in Ashland, which are almost 15 miles away, the Town should consider the distance from existing health care facilities when exploring future developments catering to the senior residents. Should a senior living facility be planned or developed within the town, the County Highway C corridor would make a suitable choice given that it is the main road system through the Town and provides a suitable means for driving or transporting seniors into the urban sectors of Washburn and Ashland for their daily or weekly needs.

Those in their 80s and older are often looking for low maintenance or assisted living housing. As the population ages, the Town of Washburn should continually ensure that it has adequate housing to meet the needs of seniors.

OTHER HOUSING CONSIDERATIONS

Housing in Relation to the Region

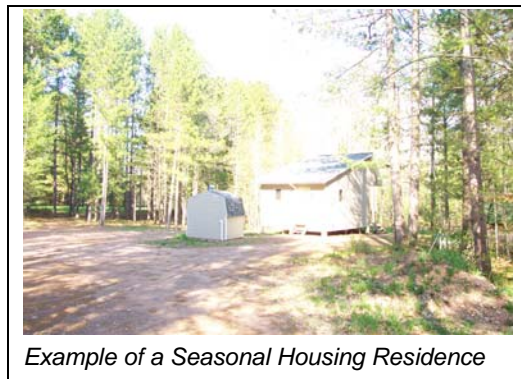
It may be ideal for people to live and work in the same community, but for various reasons, many people choose to live in one community and work in another. The Town of Washburn is mostly a "bedroom community" with the majority of its workers living in the Town and commuting into the cities of Ashland or Washburn or other employment centers. The City of Ashland is the primary regional hub for the area, providing the regional medical facilities, higher education centers, and much of the area's commercial venues. This necessitates the residents of the town to travel to the City of Ashland to make use of these opportunities. The Town's proximity to Ashland and to other surrounding communities such as the cities of Washburn and Bayfield, make it a desirable place to live. The Town provides a rural residential, open-spaced, and un-crowded living environment that more and more

individuals or families seek and desire. Consequently, The Town of Washburn's housing needs should also be considered within the regional context. For example, the growth of Ashland's Memorial Medical Center may spur the need for additional higher-priced housing. While Ashland may be able to provide that housing need, some medical center employees may prefer to live in a rural setting such as the Town of Washburn, if the right housing choices are available.

The Town of Washburn's population, in relation to its overall numbers, has seen a significant gain in recent years. The surrounding towns have also seen a slight increase in their populace, as opposed to the neighboring City of Washburn. Growth in these surrounding towns likely relates to a desire of some people to live in a rural setting (as opposed to an urban setting) and to a perception of some people that it costs less to live in the surrounding towns than it costs to live in the neighboring cities. The Town of Washburn should capitalize on this belief and needs to make every effort to explore and provide housing options that address the needs of those who would like to live in the Town. For example, the Town could promote or plan for a limited amount of conservation subdivision design that could reduce the costs of housing as well as help preserve natural areas and rural character; cluster housing subdivisions; limited town home style developments, or senior style housing centers.

Seasonal Housing

The Town of Washburn and the surrounding area have many amenities that attract people from far away. Consequently, some people may have their primary home in a place like Minneapolis or Duluth, but they may have a second home in the Town of Washburn or the surrounding area. Conversely, some people may have their primary home in the Town of Washburn, but live in the southern United States for part of the year. Seasonal housing can have positive and negative consequences in a community. The Town of Washburn will monitor the effects of seasonal housing in the Town and address concerns accordingly.



Example of a Seasonal Housing Residence

The following Table 3-K illustrates the projected seasonal housing units for the period 2000 to 2020.

TABLE 3-K: PROJECTED SEASONAL HOUSING UNITS 2000 - 2020						
Municipality	2000	2005	2010	2015	2020	Unit Change 2000-2020
Town of Washburn	28	33	40	46	52	+24
City of Washburn	31	42	49	56	63	+32
Bayfield County	4,922	5,491	5,933	6,376	6,817	+1,895

Source: U.S. Census Bureau and Bayfield County and Northwest Regional Planning Commission

Home Occupations and Residences

Washburn has a growing number of artists, craft-makers, writers, and others who can potentially live and work in their homes. Since there are virtually no commercial buildings or storefronts to accommodate these limited businesses or present their wares, a few residents have taken to manufacturing and selling of their goods from their homes. The Town allows such uses by means of Bayfield County zoning approval and all signage must be permitted. The Town will ensure these uses are properly regulated and limited to avoid any over-expansion of the business, which may cause concerns for the neighbors or the Town, such as increased noise, dust, pollution or traffic from either deliveries or customers.

HOUSING PROGRAMS

The Wisconsin comprehensive planning legislation requires the Town of Washburn to compile a list of programs to provide an adequate housing supply that meets existing and forecasted housing demand. Below are housing programs available to developers or the town.

WHEDA (Wisconsin Housing and Economic Development Authority)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness.

USDA-Rural Development

Rural Development administers federal funds to help secure loan options to assist low-moderate income families with home purchase and rehabilitation. Rural Development generally funds individuals who cannot obtain conventional financing.

CDBG (Community Development Block Grant) Housing Rehabilitation

CDBG funds are available through HUD (Housing and Urban Development). These funds are available to public or private entities to help offset rehabilitation costs to

homeowners, renters, and landlords. These funds are in the form of zero percent interest/deferred payment loans.

Northwest Affordable Housing

Northwest Affordable Housing is a 501(C)(3) non-profit organization that is able to obtain funds that are not available to the general public for the purpose of promoting affordable and accessible housing for low and moderate-income persons.

HCRI (Housing Cost Reduction Initiative)

The Housing Cost Reduction Initiative (HCRI) was created in 1989, by the Governor and the Wisconsin Legislature. The State set aside funds to provide housing assistance to low- and moderate-income (LMI) households seeking to own or rent decent, safe, affordable housing.

Federal Home Loan Bank (of Chicago)

The Community Investment Group of the Federal Home Loan Bank of Chicago (FHLB Chicago) provides financing and direct funding tools that support the affordable housing and local community lending initiatives. Three programs that can be used to assist homebuyers or renters include:

- a) The Affordable Housing Program (AHP) provides grants and subsidized loans to member financial institutions working with affordable housing providers to finance rental and ownership housing for low and moderate income households;
- b) The Community Investment Program (CIP) provides discounted advances and standby letters of credit to member financial institutions to finance affordable housing and to help develop and revitalize communities; and
- c) The Downpayment Plus Program (DPP) provides grants to very low, low and moderate-income homebuyers to assist them with down-payment and closing costs.

Other local programs and agencies that may provide some level of assistance include **Bayfield County Housing Authority; City of Washburn Housing Authority; Northwest Wisconsin Community Services Agency; Ashland County Housing Authority.**

GOALS, OBJECTIVES, AND POLICIES

The following goal is a broad statement that reflects the Town's vision for housing. It represents the end that the Town is striving to attain. The following objectives are specific, measurable, intermediate ends that are achievable and mark progress towards the goal. The following policies are key actions intended to accomplish the stated objectives.

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.

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

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

Ch. 3 – Goal 2: The Town of Washburn will support and encourage newer, diverse and aesthetically enhanced housing to meet the needs of residents.

Objective 3.4: 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 3.4.a: Work with public and private agencies and programs to help rehabilitate owner-occupied and rental units.

Policy 3.4.b: Identify housing needs and recommend amendments to the Bayfield County Zoning Ordinance to address those needs.

Policy 3.4.c: Explore developing (if one is not available) a local resident's guide or handbook for homeowners in rehabilitation of their property.

Policy 3.4.d: Promote green building/sustainable design concepts (including energy efficient construction) for new housing and housing renovations.

Policy 3.4.e: Identify blighted properties that are vacant or for sale; consider acquiring them and improving them, or seek private rehabilitation support.

Policy 3.4.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.

Policy 3.4.g: Establish a community assistance program to encourage property maintenance.

Policy 3.4.h: Consider developing and adopting a property maintenance ordinance.

Objective 3.5: Encourage the development or redevelopment of housing for all income levels, special needs, and stages of life.

Policy 3.5.a: Develop incentives to encourage development of low and moderate-income housing, as well as housing for those with special needs.

Policy 3.5.b: 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.

Policy 3.5.c: Use and promote programs that provide incentives to support the financing and marketing of a first-time homebuyer program.

Policy 3.5.d: Support public and private programs that help address housing needs in the Town of Washburn.

Policy 3.5.e: Ensure that housing addresses the standards set in the American's with Disabilities Act.

In conclusion the Town of Washburn has a bright future and has great potential to be a very friendly and green town. The Town survey showed that property owners encourage green space/ forest preservation as well as farmland preservation. Cluster or group housing to preserve forests, open space, and scenic views, as well as preserving large tracts of private forest and restricting development near sensitive and fragile environmental areas were issues that citizens of the Town of Washburn felt were important. Because of these results, environmentally friendly, sustainable, green-building practices should be promoted to the fullest possible potential.

Chapter 4:

UTILITIES AND COMMUNITY FACILITIES

INTRODUCTION

Community facilities include parks, schools, government centers, museums, health and safety services, and so on. They are typically funded and staffed by local, county, state or federal agencies. In many cases, these facilities can be the focal point of the community, such as a school, town hall or community service center; or they provide necessary functions such as police, fire, ambulance and medical services.

Utilities may include the sanitary sewers, storm sewers, and water distribution systems as well as electrical, natural gas, telecommunication, and solid waste disposal systems. Utilities and community facilities greatly contribute to the quality of life in the Town of Washburn and they affect the Town's ability to maintain and attract residents, visitors, businesses, and industries. They all contribute substantially to the community image and character and their location and upkeep is important to community identity.

This chapter provides an inventory and analysis of existing utilities and community facilities in the Town of Washburn. It also describes goals, objectives, policies, maps, and programs for maintaining and enhancing those facilities and services.

The lack of adequate facilities can impede future growth and development and compromise efforts to encourage economic development. Understanding the location, use, and capacity of community facilities and utilities is an important consideration when planning for the future.

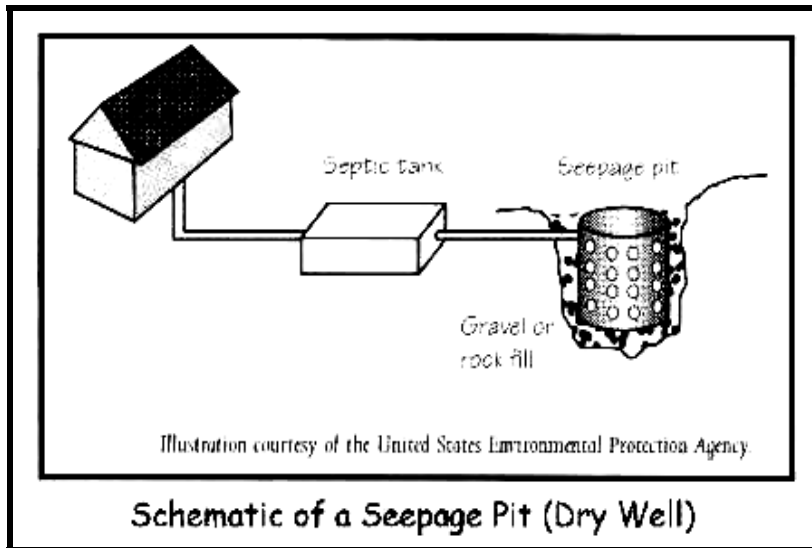
INVENTORY AND ANALYSIS

EXISTING TOWN UTILITIES

Sanitary Sewer Systems

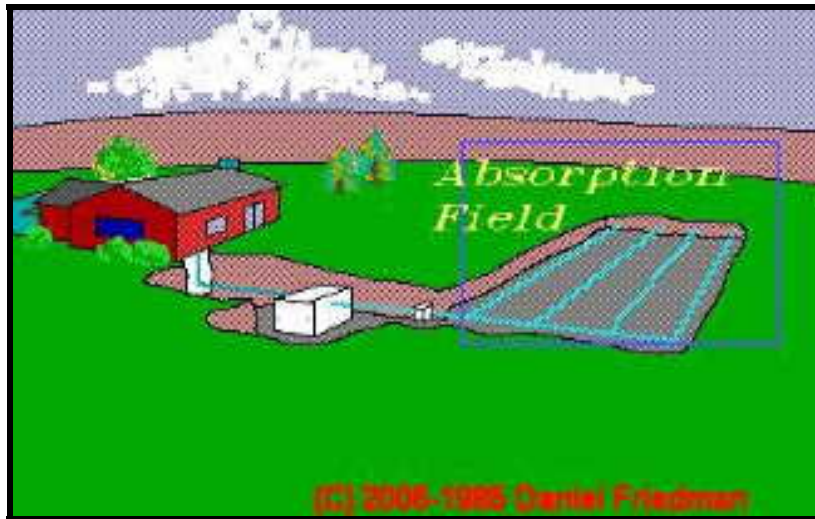
The disposal of domestic and commercial wastewater is handled through the use of private individual on-site wastewater disposal systems (commonly referred to as septic systems). Due to the varying degrees of soil conditions and terrain found throughout the Town, a number of personal on-site waste systems are available to the residents. There is a mixture of open and closed septic systems in the Town. The difference in the systems comes from the way the wastewater is drained from the septic tank, which both systems possess. A “Closed System” does not classify the septic system as totally closed from the environment, yet there is still a holding tank, which can also be called the seepage pit for the wastewater. The seepage pits have gravel surrounding all sides, which allows for the slow release and leaching of the wastewater into the surrounding soils (*see Figure 4.1 below*).

Figure 4-1: Closed System or Seepage Pit Septic System



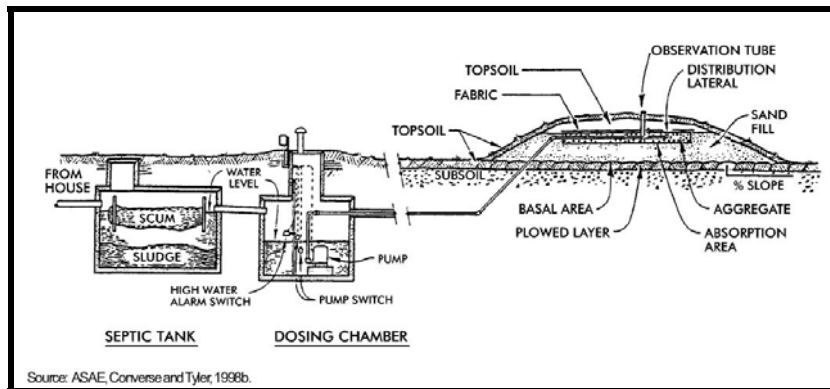
Source: *SepticAPedia*

The “Open-System” utilizes an attached drain field, whereby waste water is transferred out through perforated pipes laid in gravel lined trenches, which in turn disperse the wastewater evenly and allow for slow release and leaching into the soils (*see Figure 4.2 on following page*).

Figure 4-2: Open Septic Systems known as a Drain Field System

Source: *SepticAPedia*

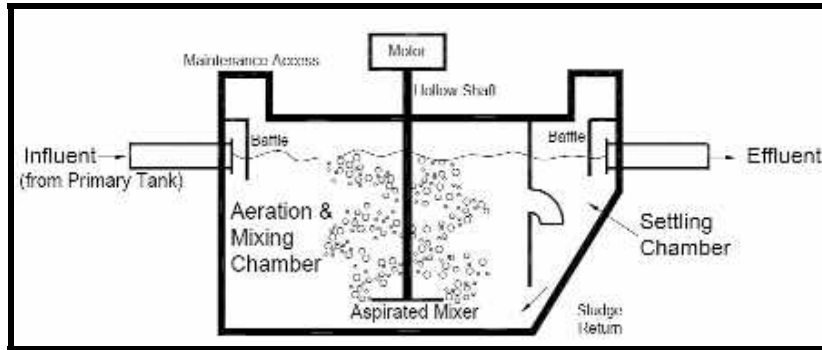
A third option that may be more suitable to the heavy clay soils in the Town is a “Sand Mound” or “Raised Mound” type septic system. This system can work effectively in this area due to the presence of heavy clay soils throughout the Town (see *Figure 4.3 below*).

Figure 4-3: Sand or Raised Mound Septic System

Source: ASAE, Converse and Tyler, 1998b.

Source: *SepticAPedia*

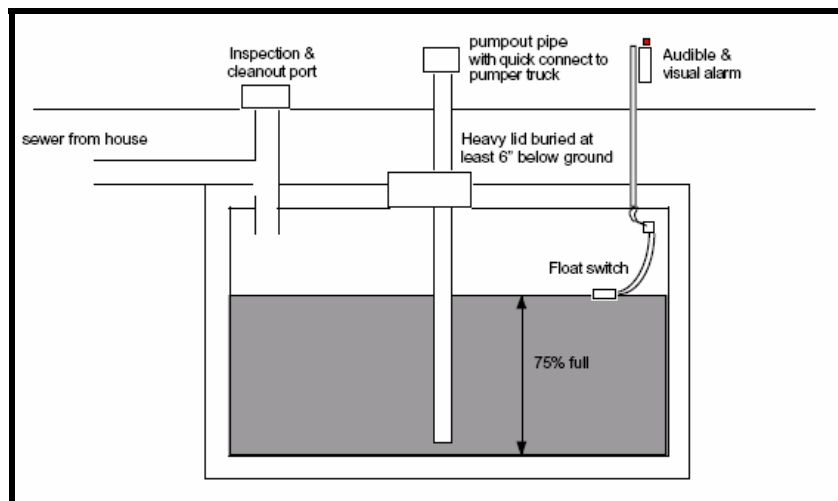
The fourth option for sites where a conventional drain field is unfeasible, or where existing soil conditions make it difficult or impossible to provide appropriate seepage from the system, is the “Aerobic Treatment System.” ATUs are pre-packaged septic treatment systems which are in essence a mini-wastewater treatment plant for home use. Waste is fed into a “trash tank” (similar to a septic tank); the waste material is automatically mixed and aerated, whereby oxidation (or adding of air) into the system provides for aerobic bacteria breakdown of the wastes. Eventually the effluent moves to the settling chamber or clarifier, and the waste-water eventually drains out of the system as a highly treated effluent. (see *Figure 4-4 on following page*)

Figure 4-4: Aerobic Treatment System

Source: *SepticAPedia*

The final option available to the residents of the Town may include the “Holding Tank System” (see *Figure 4-5 below*). This system is typically used in cases where a drain field is not practical, or where soils and water table levels do not meet the State sanitary code. A holding tank is simply a tight, leak-proof steel drum that acts as a temporary collection for all sewage effluent. When the tank reaches capacity, the contents are pumped into a truck operated by a state licensed waste hauler, whereby the effluent is trucked to the nearest community having a public sewage treatment system for final treatment.

Holding tanks are regarded as “*systems of last resort*” and “*failure prone*.” Pumping and trucking is quite expensive, beginning at approximately \$25 per week, and rising well above that for homes with a large family or careless use of household water. The failure element relates to the ease with which owners may illicitly equip the tank with a sump pump, and eject the untreated effluent onto the ground surface, such as nearby road ditches, wetlands or other open areas on private property. The State has held that the local governing County may not issue a permit for a holding tank unless the local ordinance allows for it, and the system has been classified as a “*systems of last resort*.”

Figure 4-5: Holding Tank System

Source: *The Ohio State University Extension*

Over the 20-year planning horizon, and due to its desire to remain primarily a rural community, it is not anticipated that the Town of Washburn will develop a municipal wastewater collection and treatment facility. Even the potential for connecting into the City of Washburn's municipal system appears remote, since the closest point is well over a mile and a half from the Town boundary. However, as development densities around critical natural resources grow, the potential for a small-scale or community type service system that can adequately serve these higher-density areas may occur.

Storm Water Management

The storm water system established in the Town of Washburn consists of very few structures. At this time, the Town does not have a stormwater management plan or system in place, and has no plans to add a storm sewer system in the Town. There are no primary collection basins or major arterials located in the Town. The soils located along the westerly end of Town have great infiltration qualities, and disperse the storm water quite well. The area where there appears to be the most establishments is in the transition zones, where sandy soils overlay the clay layer. This transition area is comprised of a number of wetlands, which are natural features that help retain and capture stormwater run-off before it drains into the protected streams, rivers and lakes. Over the next 20-years, stormwater management may become an issue as continued residential development occurs. The Town of Washburn should work cooperatively with the Wisconsin DNR and Bayfield County to mitigate any adverse impacts of stormwater runoff and ensure that the Town's environmental resources remain protected.

Water Supply

All Town residents receive their water by means of private wells. The primary water source for the Town is a groundwater aquifer, which provides very high quality and healthy water that can only be accessed by these private wells. When it comes to the future of the well system there needs to be a large assessment of the toxins present. At the present time there are 252 active wells in the town (WDNR, 2005). Over the 20-year planning period, the town does not anticipate developing a municipal water delivery system. Town residents are encouraged to protect surface and ground waters from contamination and ensure the future water supply system remains a valuable resource for the long-term future generations of its residents.

OTHER UTILITIES AND SERVICES

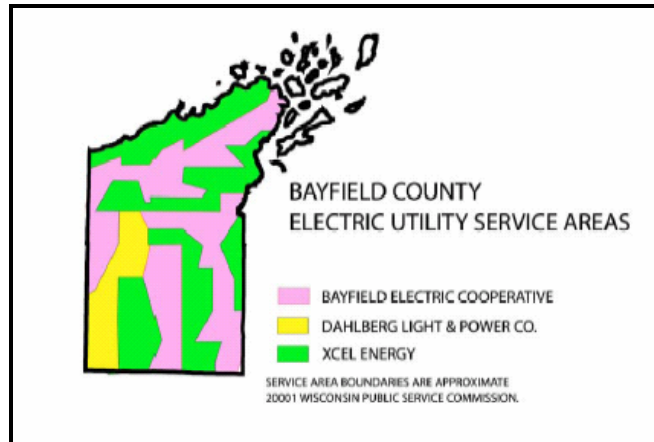
The following provides an overview of other utilities and services that the Town should consider in its planning efforts.

Electrical and Natural Gas Service

The service providers for electricity are Bayfield Electric Cooperative, Dahlberg Light and Power Company, and Xcel Energy. Xcel's Bay Front Station, which is located in nearby City of Ashland's waterfront, is one of four Xcel's "waste-to-energy" facilities in Minnesota and Wisconsin. The station can use coal, wood, shredded rubber, or natural gas to generate electricity.

Figure 4-6 Bayfield Co. Electric Service Area Map

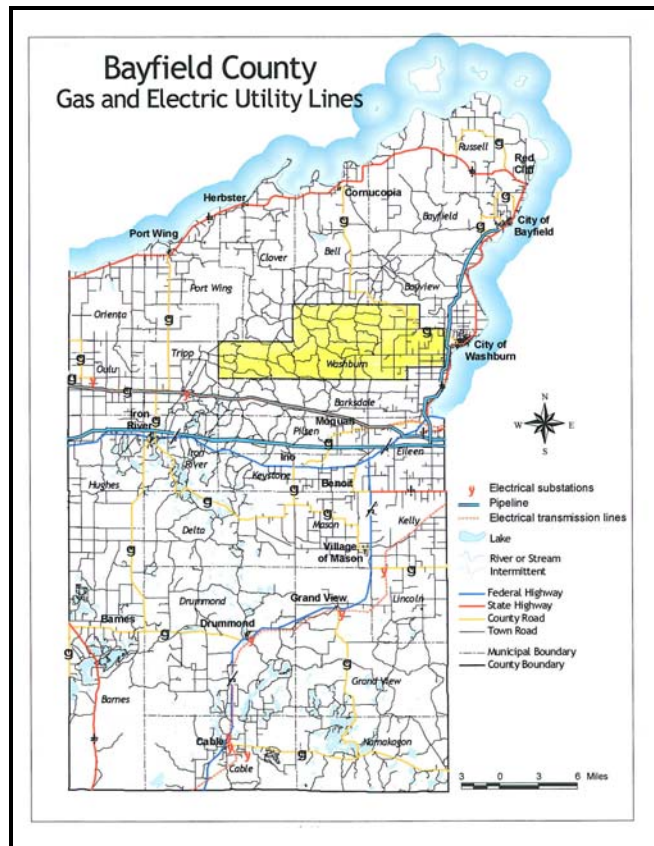
Gas for residential heating and cooking is provided by private contractors that individually serve and replenish personal liquefied petroleum (LP) tanks on every residential property. This is a very volatile gas and can be dangerous if not regulated correctly. The reliance on this type of fossil fuel may become scarce in the future, and the Town may need to plan for or allow for a replacement system to adequately serve the Town. At this time there are no underground pipes or infrastructure for the use of natural gas in the Town and there does not appear to be an overwhelming need at this time. Although there is a major natural gas pipeline runs running north south across the westerly portion in the nearby City of Washburn, there again is no plan or need to link or branch off a line to the Town.



Source: Bayfield County (via WI Public Service Commission)

Figure 4-7: Map of Electrical and Water Utilities in Bayfield County

Propane gas is fairly efficient, affordable and very reliable. The option for a substitute in this scenario is minimal and that is because of the lacking natural gas infrastructure and the basic reason there are no cheap or suitable alternatives to propane gas. As the Town develops, there should be recognition that there will be problems in the future if the only way to heat is propane and the Town should concentrate efforts on finding alternative fuels.



Source: Bayfield County Extension

Telecommunication

The phone service for the town is provided by the CenturyTel Company and Chequamegon Telephone. According to the 2000 Census, all residences in the Town have phone service. Wireless communication can be used; however the reception is not very well established. The advancements in the telecommunications industry has made it possible for residents in rural surroundings such as the Town of Washburn to gain access to fast and reliable Internet service and provide an opportunity for residents to conduct personal and professional business from their own homes. The Ashland campus of the Wisconsin Indianhead Technical College has a technology center that offers residents and businesses training in the use of these technologies.

The Town also has two (2) large telecommunications towers. One is located just off West Maple Hill Road, and appears to be for wireless (cellular-phone) communications. The other tower is very tall structure located near the northwest corner of Church Corner Road and South Maple Hill Road, and serves as the public safety communications tower for Bayfield County. Both towers have been placed on some of the highest elevation points in the Town, and the locations were probably chosen for that reason. The locations and the overall heights of these structures make them extremely visible to all Town residents and very pronounced, even among the surrounding mature trees growing nearby.

As the demand for wireless and cellular communications continues to grow with all Americans, particularly in rural areas, it is possible more towers may be looked at in the Town. The Town indicates that this type of use or structure is not something they wish to allow or see more of in their town, and they intend to discourage or provide standards that limit the construction of future towers in their community. The Town will need to work in close cooperation with the local communication providers and Bayfield County officials to ensure that area residents have access to the latest technology; and any future siting of towers or other communication facilities are done in the best interests of the Town.



Cellular Communication Tower (off West Maple Hill Road)



Public Safety Communications Tower (off Church Corner Road)

Solid Waste Disposal and Recycling

Waste is a serious issue when it comes to how the comprehensive plan can work. There has to be an assessment of the management that is currently being used and how it can be altered and implemented in a sustainable fashion. This is not to say the Town of Washburn does not have a good system in place. At one time the Town did have its own landfill, located off South Maple Hill Road near the entrance into the Chequamegon National Forest Land. All local landfills in Bayfield County have been closed. Solid waste and recyclables from the community are delivered to a local transfer station where the materials are sorted then transported to regional landfills in Saronia, Wisconsin and Ontonogan, Michigan.



Waste and Recycling Containers – Birch Grove Campgrounds

The current waste removal from the Town is controlled by Waste Management Services. This is a multi-town contract that cooperates with the surrounding towns. Recycling services are also provided by this contractor, and it appears to be well done, and the need for more pickup days does not seem to be an issue. The overall service of Waste Management Services is very good. The Town should examine ways to maintain this good level of service and other ways to make the system stay the same in quality over the next 20 years. The Town can also explore and encourage additional alternatives to recycling and waste reduction programs for its future residents as well.

The Town currently encourages its residents to recycle, and will continue to encourage in the future. The City of Washburn maintains a site off County Road C (in the northwest part of the city and just across the easterly Town border) for yard waste. One suggestion is the reduction of the waste transportation time to collect from every residency. There could be a local area for recycling or even a garbage drop off point. These ideas are small and would take the involvement of the individual but could reduce cost of the service provided. The reduction could happen because of a decrease in transportation time, fuel use, and an increase in the amount of sorting that occurs with the garbage. Reducing waste is a large issue in the Country and it all begins with small steps.

PUBLIC SERVICES and FACILITIES

Town Facilities

The Town of Washburn has a town hall located on County Highway C, approximately 1 mile from the easterly Town boundary/City of Washburn corporate limits. The building once housed the former McKinley School and was recently upgraded with new lapboard siding,



Washburn Town Hall

paint and fitted with new replica windows in 2006. The building serves as the main meeting place for the Town Board and town committees and commissions. The building is handicapped accessible with ramps and designated parking spaces, is heated and cooled throughout the seasons, and it serves the needs of the Town leaders and residents very well.

The Town also has a good sized and very well maintained pole-barn style garage located on the same property, which is used to store and manage equipment and vehicles that serve the town. Existing facilities are adequate to meet current and future needs. The town has no plans to develop additional town facilities.



Town Garage/Maintenance Shop



Town Outdoor Storage Yard



Town Outdoor Storage Yard

OUTSIDE TOWN SERVICES AND FACILITIES

Fire

The Town of Washburn does not have a full-time or volunteer fire department. Once again the adjacent City of Washburn Fire Department, which is a volunteer-driven organization, provides fire suppression and related services not only to the City of Washburn, but also to the surrounding Town of Washburn and Town of Bayview. The Fire Department stores its equipment in a building on the 700 block of North Washington Avenue, and is well within the quick response time needed for any fire or medical emergencies within the Town of Washburn



Washburn Fire Department on the 700 Block of North Washington Avenue (SWB, Inc.)

Ambulance/Medical Response

The Washburn Area Ambulance Service is a City of Washburn owned and operated ambulance service that also serves not only the city, but also the Town of Washburn and several surrounding towns. Volunteer, licensed emergency medical technicians provide emergency medical services. Ambulance equipment is stored in a building on the 700 block of North Washington Avenue next to the Fire Department.



Washburn Area Ambulance on the 700 Block of North Washington Avenue (SWB, Inc.)

Police

The Town of Washburn does not have its own police force. The Bayfield County Sheriff's Department (BCSD) provides police protection service to the Town. The BCSD headquarters are located in the adjacent City of Washburn, which also serves as the county seat for Bayfield County. In extreme cases or high emergency situations, City of Washburn Police Department and State Highway Patrol can assist the Bayfield County Sheriff. The Town will ensure its residences are properly marked and identified with 911 emergency locator signs.

Summary of Public Safety

In order to maintain and upkeep this important level of public safety, the Town should periodically review and consult with Bayfield County and City of Washburn officials on the future of the Town's public safety needs, and help plan and budget for the necessary facilities, equipment, training, and personnel that provide this service, in order to ensure the Town of Washburn remains a safe community for its current and future residents and families.

Although the proximity of these emergency providers is currently not in doubt, as the Town continues to grow or potential residents expand further from the City of Washburn's corporate boundaries, quicker response times may be warranted. The Town should consider discussing with the City of Washburn and Bayfield County Sheriff officials on the possibility of forming a Town of Washburn's "First –Response/Emergency Team," made up of young or physically fit volunteers trained by the local Fire and Police Departments. These collective individuals would personally serve the Town residents and provide first response or immediate on the scene assessment and assistance, where in cases the City's or Sheriff's public safety officials are delayed for unforeseen reasons or travel time. The volunteers would also provide general assistance to these agencies whenever needed.

Public Library

There are no public libraries within the Town of Washburn. The nearest public library is located in the City of Washburn, and is housed in a fully accessible, historic brownstone building at 307 Washington Avenue. The Washburn Library serves the informational, educational, and recreational needs of the residents of Washburn and the surrounding area. Its collection consists of books, audio and visual materials, and serial



City of Washburn Library - 307 Washington Avenue (SWB, Inc.)

subscriptions. In addition, the library participates in the Northern Waters Library Service, which provides inter-library loan services and other shared resources. The library also provides programs and events for children and adults, and provides computers and Internet access. Area residents and organizations are encouraged to use the library meeting rooms for events and they can use the library's wireless Internet access.

Religious Institutions and Cemeteries

There are no churches and only one existing cemetery in the Town of Washburn. All area churches are located in the nearby cities of Washburn and Ashland, and the Town of Bayfield, and all religious facilities contribute to the social fabric of the Town. The lone cemetery is located at the northeast corner of Church Corner Road and Wannebo Road. This cemetery is a historic site and no longer provides burials at this site. The City of Washburn also provides two cemeteries; Woodland Cemetery is a municipal cemetery overlooking Lake Superior from West Woodland Drive and Calvary Cemetery is owned by the St. Louis Church and located directly east of Woodland Cemetery on West Woodland Drive.



Church Corner Cemetery

Schools

There are no longer any schools in the Town of Washburn. At one time, the Town had eight (8), one-room school houses in the Town named McKinley, Four Mile Creek, Three Switch, Long Lake, Arbutus, Wilson, Progress, and Maple Hill. The McKinley was built on County C in 1905 and used until 1939. Today McKinley School serves as the Washburn Town Hall. The Maple Hill and Wilson schools were moved to other lots in Town. The remaining school buildings were razed and removed from their sites. Today, the Joint School District No. 1, which includes the Town of Washburn, City of Washburn and Town of



Washburn Elementary School (SWB, Inc.)

Bayview, serves the Town of Washburn. All school facilities are centrally located in the City of Washburn. Washburn District has three schools; Washburn Elementary School, located at 411 West 8th Street, which developed a plan to be a "green and healthy" school; the DuPont Middle School and Washburn High School are both located at 305 West 4th Street. In 2006, roughly 650 students were enrolled in the Washburn School District. In general, enrollment in the school district has been slowly declining, and the School District expects it will continue to decline in the future.

Consequently, in cooperation with other school districts, the Washburn School District may explore the possibility of merging with other school districts to serve the region in the most efficient and cost effective manner possible. If this were to happen, the Washburn School District may consider replacing the existing middle school and high school with a new

school. The existing middle school and high school are in need of repairs. The School District will need to balance the need to make long-term investments in its existing schools, as opposed to investing in new school facilities. A potential new school may or may not be located within the city limits of Washburn, and an alternative or more centralized rural area could be considered. Consequently, it is very important that the Town of Washburn and the Washburn School District work together on these issues.

The Town of Washburn also has one private school available to its residents; the St. Louis School, located in the City of Washburn, which is a Roman Catholic, pre-kindergarten through 6th grade school. The school had an enrollment of roughly 90 students in 2006. Washburn's schools, both public and private, contribute to the area and surrounding communities in many positive ways.

For the graduates or adults wishing to attain an advance or technical degree, the nearby City of Ashland, Wisconsin is home to two institutes of higher education. The Wisconsin Indianhead Technical College (WITC) is a two-year technical college that offers students career training in many different fields, including business, health care, computer technology, and marine repair to name a few. WITC recently built a technology center that houses two state-of-the-art electronic labs, and a computer lab. The center provides computer and technology training to meet the growing demand for employees with those skills. WITC also offers customized training courses for area businesses. Approximately 900 students a year enroll in classes at the WITC campus in Ashland.

Northland College is a private, four-year, environmental liberal arts college. It attracts students that want a broad liberal arts education with an emphasis on environmental studies. Approximately 750 full-time students are enrolled at the college. Northland College is also home to the Sigurd Olson Environmental Institute, the environmental outreach arm of the college. The Institute works with citizens and communities to develop sustainable practices that are socially and environmentally healthy.

The nearest University of Wisconsin System School is the UW-Superior Campus in the City of Superior, which is approximately 70 miles due west of the Town (on US Highway 2).

US Forest Service

The district headquarters of the Chequamegon National Forest are located at the intersection of Bayfield Street and 1st Avenue East in the City of Washburn. Thousands of acres of national forest are located in the Town of Washburn. The national forest provides a managed timber source for the forestry industry and it provides numerous recreation opportunities for Town of Washburn residents and visitors.



District Headquarters of the Chequamegon National Forest (SWB, Inc.)

Health Care/Senior Care Facilities

There are no health care or senior care (nursing home) facilities in the Town of Washburn. However, quality health care facilities exist in and near the Town of Washburn and well within brief driving distances. The nearest regional medical center is Memorial Medical Center, located in nearby Ashland. The hospital has 47 full-time physicians and offers a full range of services including surgery, diagnostic services, rehabilitation services, obstetrics, and behavioral health services to name a few.



Northern Lights Health Care Center (SWB, Inc.)

The Kreuser Clinic and Chequamegon Assisted Living Facility are located at 320 Superior Avenue, next to the Northern Lights Health Care Center. Northern Lights Health Care Center is a not-for-profit health care center that offers long-term care and short-term skilled nursing and rehabilitation services. The center has 77 beds and is located at 706 Bratley Drive in Washburn. Community Support Services through New Horizons North provides services, including assistance for mental health and substance abuse. The Bayfield County Health Department also provides Bayfield County residents with public health services, including immunizations and prenatal care coordination. Other counseling, dentist, and chiropractic clinics, as well as a pharmacy, also exist in the City of Washburn.

RECREATION FACILITIES AND RESOURCES

Trails

The Town of Washburn currently has approximately 50 miles of snowmobile and 20 miles of all terrain vehicles (ATV) routes and trails. There are four marked trail systems running through the Town, including Valhalla, Iron River, Moquah Spur and Lenawee trails. Some of these trails are clearly marked or indicated as ATV, snowmobile or dual-purpose snowmobile & ATV trails or routes (*refer to Map 4.1 – Town of Washburn Recreational Resources Map*).

There are hiking trails around Long Lake, Horseshoe Lake and Twin Lakes, which are all located in the Chequamegon National Forest (but still in the Town of Washburn limits). A fairly large horseback trail originates at the Horse Lake campgrounds and encircles a large outer area of Horse Lake. Horseback riding is also allowed on all national forest roadways.



Typical Recreation Trail Sign



Valhalla/Iron River Trail

Trails can provide a sense of place and a source of community pride. When integrated with features such as historic sites, residential and commercial areas, and parks and lakes, they can improve the overall character of a region. They are beautiful places for people to enjoy the natural beauty of our state. Wisconsin DNR enthusiastically claims “*Trail corridors can become outdoor classrooms where children and adults can observe and learn about their natural and cultural environment.*” There are no proposed trails to be built in the Town in the future. As the Town continues to grow, its population ages yet remains fairly active, and to help attract the younger residents, the Town should seriously consider or plan for more trails to serve the needs of the residents and attract more visitors to the area. With the nearby City of Washburn’s plans for providing more trails for their residents, it makes sense to try to interconnect and tie their trail system in with the Town’s.

Parks and Campgrounds

Long Lake is the only park, picnic and swimming area. There are picnic and campground facilities at the Birch Grove, Pine Lake and Horseshoe Lake. There are also some scattered and undeveloped campgrounds throughout the national forest lands. Many of the lakes provide nice panfish and largemouth bass for fishing, along with canoeing and non-motorized boats for water recreation. Fishing is also available for trout and salmon in the streams and rivers that run through the Town.

The Chequamegon National Forest is open to hunting for deer, bear and small game. There are approximately 45 species of mammals and numerous birds and plants for viewing. The southwest corner of the Town contains part of the Moqua Barrens Wildlife Management Area.

Other opportunities throughout the national forest lands and the Town include: berry picking, gathering of forest products, viewing scenery by auto and bicycles, skijoring, cross-country skiing, snowshoeing and dog sledding.



Typical Trail Sign/Entry off Local Road



Long Lake Park, Picnic and Swimming Area



Birch Grove Campgrounds and Picnic Area



Birch Grove Canoe Launch

Recreation and Athletic Facilities.

The map also identifies a fairly large outdoor soccer field situated near the back portion of a private farmstead (Kirsten residence), located at the northeast corner of County Highway C and Old C Road. A gravel driveway was installed off Highway C to the immediate east of the soccer fields, which leads to a public parking area for visitors to the site. The surrounding Towns of Barksdale, Bayview, and Washburn donated the gravel for the driveway and parking area, along with the cities of Bayfield Washburn, and Bayfield County. Signs were installed by Bayfield County Highway Department, and maintenance of the gravel driveway and parking area is done by Town of Washburn. This considerable sized soccer facility is frequently used and enjoyed by the children and adults of the Town and the surrounding communities.



Town Soccer Fields (at Kirsten Farms)

The Town is also exploring the possibility of creating a municipal recreation site across from the Town Hall, off County Highway C. This area is currently being used for outdoor storage of materials and equipment by the Town's maintenance department. This area also serves as the pumping pond for emergency services (fire trucks) when water is needed for fire calls within the Town. The Town is looking at creating an ice-skating rink with a warming house for use during the winter seasons.



Town Pumping Pond

Map 4-1 also illustrates two (2) separate recreational facilities owned by the Wisconsin DNR, which are situated near the northwest corner of the Church Corner Road bridge crossing over the Sioux River (vicinity of Church Corner Road and Lucia Road), while the other is located at the northwest end of County Highway C bridge over the same Sioux River waterway. These areas are only gravel-surfaced areas, which serve only as off-road parking facilities for anglers' and/or recreational enthusiasts' vehicles.



Parking Area (northeast corner of Church Corner Rd. bridge over Sioux River)



Parking Area (northwest end of County Hwy. C Bridge over Sioux River)

PUBLIC INPUT

The community survey conducted as part of this planning process provided residents with an opportunity to voice their support or displeasure with 7 community facilities and services.

Residents were asked if the Town should financially support the Washburn Public Library, Bayfield Recreation & Swimming Center, Washburn Soccer Fields, Big Top Chautauqua, and City of Washburn Recreation Programs. When asked if the Town should support the Washburn Public Library, 83% of the respondents strongly agreed or agreed that the Town should support this service. Considerable support was also shown to Washburn's Soccer programs, with 57% of respondents stating they strongly agree or agreed and 69% again strongly agreed or agreed to provide financial support to the Washburn Recreation Programs. When asked if the City of Washburn should support the Bayfield Recreation Center, only 25% of respondents strongly agreed or agreed while 58% disagreed or strongly disagreed. Big Top Chautauqua received a 34% strongly agreed or agreed rating and 52% disagreed or strongly disagreed.

Town respondents indicated that they were most satisfied with snow plowing, with a 58% rating of good to excellent. Fire and Ambulance service received a 49% and 54% good to excellent rating, respectively. Garbage and recycling matched with a 34% good to excellent rating. Zoning and ordinance enforcement received a fair 30% good to excellent, and a high 28% average ratings. The Washburn School received a 49% good to excellent; 19% average; and 7% below average to poor rating.

Surprisingly, almost 15% to 33% of the respondents indicated "No Opinion" on these community survey questions, which is considerable given the importance of these community services. Refer to Appendix A for detailed survey results.

GOALS, OBJECTIVES, AND POLICIES

The following goals are broad statements that reflect the Town of Washburn's vision for addressing the various utilities and community services and facilities. They represent the end that the Town is striving to attain. The following objectives are specific, measurable, intermediate ends that are achievable and mark progress toward the goals. The following policies are key actions intended to accomplish the stated objectives.

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.

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 homeowners, businesses, industries, schools and institutions.

Policy 4.1.b: Work with Bayfield County in adopting zoning provisions or design standards that preclude the development of more towers inside the Town, and provide regulations that state any additional communication system or equipment must be co-located on the existing tower without any extensions of said structures.

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

Policy 4.1.d: 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.

Policy 4.1.e: 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.

Policy 4.1.f: 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.

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.

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.

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.

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

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

Policy 4.2.f: 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.

Policy 4.2.g: 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.

Policy 4.2.h: 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.

Objective 4.3: Ensure that the Town continues to be involved with the Bay Area Solid Waste District (BASWD) and that these waste disposal and recycling facilities remain adequate for the Town's needs.

Policy 4.3.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.

Policy 4.3.b: Promote and encourage residents to reduce, reuse, and recycle products.

Objective 4.4: Promote energy conservation measures and cleaner forms of energy that reduce the Town's dependence on imported energy.

Policy 4.4.a: Support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures.

Policy 4.4.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.

Policy 4.4.c: Encourage energy providers and others to provide financial incentives for homeowners to conserve energy.

Objective 4.5 Ensure that the former Washburn Landfill location on Maple Hill in Section 29 is monitored for public health.

Policy 4.5.a: Ensure that 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 note and make repairs prior to winter freeze-up and snow, or immediately after ground thaw.

Policy 4.5.b: Ensure that the cap-area is mowed several times throughout the growing season to prevent the establishment of trees and/or large root plants that could result in the cracking of the protective clay cap.

Policy 4.5.c: 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, as to the importance of what is being protected.

Policy 4.5.d: Ensure that any findings from previously mentioned inspections and reviews 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), and hazardous clean-up, if ever detected, etc.

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 the Town residents is sustained.

Objective 4.6: Provide high quality recreational opportunities that meet the needs and desires of residents and visitors.

Policy 4.6.a: Protect and enhance public open space along the lakes and protected waterways and streams.

Policy 4.6.b: Study the feasibility of creating a Town park on the land around the Town Hall or pond. Consider possible winter use of the Town's pond for ice skating with warming house.

Policy 4.6.c: Work with the Washburn School District, overlapping and neighboring jurisdictions, and others to coordinate and share recreation facilities.

Policy 4.6.d: Maintain the existing ATV, snowmobile, horseback riding and walking trails throughout the Town. Encourage non-motorized and/or low impact type trails, such as walking, cross-country skiing, hiking, etc. Ensure that all trails are properly marked and well maintained in a safe manner for all users.

Policy 4.6.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.

Policy 4.6.f: Promote the development of interpretive trails or nature walks in the Chequamegon National Forest and/or other parts of the Town.

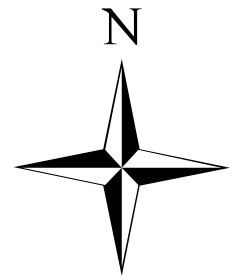
Objective 4.7: Provide high quality cultural and educational opportunities and facilities that meet the needs of residents and visitors.

Policy 4.7.a: Provide financial assistance to the City of Washburn Library in order for it to remain a vital and dynamic community resource for the Town residents.

Policy 4.7.b: Explore opportunities to provide additional gathering spaces for community events like outdoor weddings, outdoor concerts, fairs, etc. 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.

TOWN of WASHBURN

RECREATIONAL RESOURCES MAP

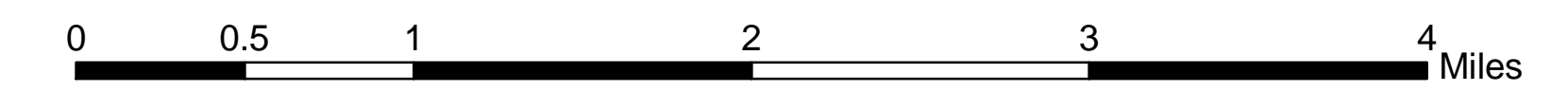
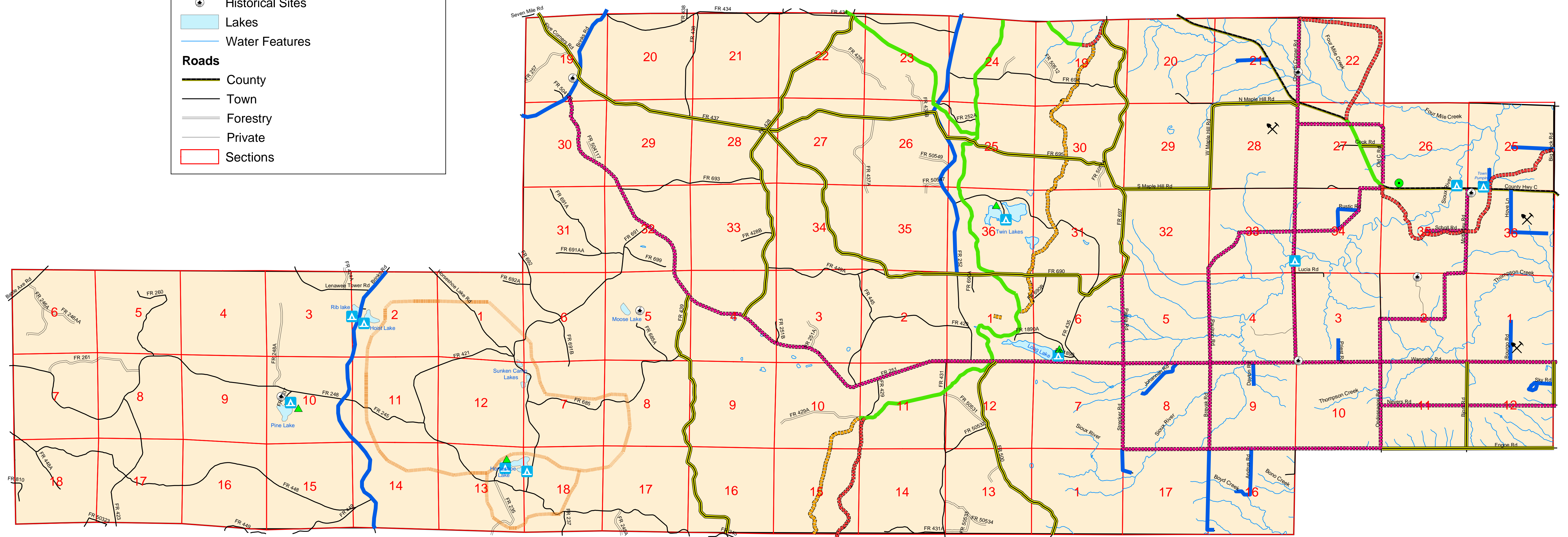


Legend

- Snowmobile Trail
- ATV Trail
- Dual-Snowmobile & ATV Trails
- Dual-Snowmobile Route & ATV Route
- ATV-Route
- Snowmobile Routes
- Horseshoe Lake Saddle Trail
- ▲ Recreation Sites
- Soccer Fields
- ▲ Camping & Boating Sites
- ✂ Mining Areas
- ⊙ Historical Sites
- ▭ Lakes
- Water Features

Roads

- County
- Town
- Forestry
- Private
- Sections



Chapter 5:

TRANSPORTATION

INTRODUCTION

A well-designed and maintained transportation system provides safe, efficient, and reliable ways for people and products to get to their residences, businesses, schools, commercial and cultural centers and places of employment. Furthermore, it provides recreation opportunities, such as trails or walkways, and it contributes to the overall image of the community. This chapter provides an inventory and analysis of the Town of Washburn's transportation system and it describes goals, objectives, policies, maps, and programs to maintain and enhance the existing and future transportation system of the Town.

INVENTORY AND ANALYSIS

ROAD SYSTEMS

The road system is the most important component of the Town of Washburn's transportation system. It provides the primary links within the community and to surrounding areas. The Town currently has 127.74 miles of town roads, and 5.21 miles of county highway roads, for a total of 132.95 total miles. The following provides an overview of the key components of Town's road system.

Functional Road Classification

The Wisconsin Department of Transportation (WisDOT) classifies roads as principal and minor arterials, major and minor collectors, and local streets. The following provides a brief description of the classification system as it applies to the Town of Washburn (*refer to Map 5-1: Transportation Systems Map*).

Principal Arterials: Principal arterials provide connections between cities or regions. They move large volumes of traffic along reasonably direct routes. Consequently, private property access, parking, street intersections, and traffic signals are often limited to help facilitate smooth traffic flow. There are no principal arterials in Washburn. However, WisDOT identifies US Highway 2, located approximately 4 miles south of the Town, as a principal arterial road.

Minor Arterials: Minor arterials connect to principal arterial roads. Like principal arterials, minor arterials carry large volumes of traffic, but unlike principal arterials, minor arterials generally allow more access to private property and they may allow on street parking. WisDOT identifies State Highway 13 (Bayfield Street in the City of Washburn), located just east and south of the Town, as a minor arterial road.



County Road C – Major Collector Road

Collectors: Collectors generally provide major connections within a community or region. They link local streets to arterial roads and can serve as primary access ways to private property. WisDOT identifies Bayfield County Highway C as the only major collector road in the Town of Washburn. Brinks Road (located on the western edge of the Town and which passes through Chequamegon Forest) is considered a local collector system. The 4-mile north-south segment of Church Corner Road (from the northerly Town boundary line down to Wannebo Road; then east 1-mile along Wannebo Road; then south one mile along Ondossaggon Road), are collectively considered a local collector. The Town should consider extending Church Corner Road directly south at its intersection with Wannebo Road, down to the south boundary line with Town of Barksdale.



Improved Local Street System - McKinley Rd.

Local Roads: Local roads handle the least amount of traffic volume, but provide direct access to private property. They are generally the narrowest roads in the road system and are the most prevalent throughout the Town and the National Forest areas.



Unimproved Local Street System – Hove Ln.

Forestry Roads: These are roads that are found primarily inside the Chequamegon National Forest area. These roads are unimproved roadways with typical sand or class-5 aggregate materials used for roadbed surfaces. These roads are lightly maintained and graded by the Town and U.S. Forest officials. These roads typically serve the logging and forestry service vehicles, and limited resident traffic to access certain campgrounds or parks throughout the forest region.



Typical Forestry Road System

Jurisdiction and Maintenance Responsibilities

State Highway 13 (Bayfield Street) is under the jurisdiction of the State of Wisconsin. Bayfield County has jurisdiction of, and maintenance responsibilities for County Highway C through the Town. The Town of Washburn has jurisdiction of, and maintenance responsibilities for all local roadways in the Town.

Officially, the roads within the Chequamegon National Forest areas are “dual jurisdiction” roads, meaning that the Forest Service and the Town share equally in responsibility and authority. There are approximately 85 miles of forest roads to maintain. In practice, the Forest Service tends to defer to the Town on many decisions, such as road restrictions for weight limits during the spring “break up” season. The Town receives “Gas Tax” money and does the grading and snowplowing of these roads, but the Forest Service collects Road Maintenance Deposits under the Town’s timber sale contracts and uses that money for culverts, purchasing gravel, producing chunk wood (a substitute for gravel, especially on sandy soils), and does some major maintenance/reconstruction through service contracts.

Traffic Counts and Congestion

The Wisconsin Department of Transportation (WisDOT) defines the “annual average daily traffic” (AADT) as the number of vehicles that are expected to pass a given location on an average day of the year. While the traffic counts vary from year to year, the data shows a general increase in traffic counts over the past twenty years. There are several likely reasons for this increase, including increased tourism in the area, increased automobile use in general, and increased single occupancy vehicle use. If these current trends continue, and as the projected population of the Town increases, the Town can expect a slight increase in future traffic through the community. The traffic counts for Town of Washburn are very limited; in fact, most of the key sites for traffic counts took place in and around the adjacent City of Washburn and other parts of Bayfield County (*refer to Table 5-A: Annual Average Daily Traffic (AADT) for Key Locations by Year shows traffic counts from 1980 through 2003 for three key locations in City of Washburn and northern Bayfield County*).

The closest key site is shown at County Highway C (West 8th Avenue) and Pine Street in the City of Washburn. This site indicates over 3,100 average vehicles per day at this intersection. County Highway C serves as the major collector for the area and the Town, and these vehicle counts indicate a large number of vehicles traveling to and from the Town. The other key point is County Highway C in the Town of Bayview, located immediately north of the Town of Washburn. At this point the AADT drops to approximately 1,000 vehicles. Approximately 17 miles to the north near the intersection of County Highway C and State Highway 13 (south of Cornucopia, WI), the traffic again drops to approximately 720 AADT. Again it is assumed that most of this traffic is from residents of the Town and surrounding communities commuting to their work places in City of Washburn and City of Ashland, and/or residents traveling to the main commercial, education or medical facilities of Washburn and Ashland.

TABLE 5-A: ANNUAL AVERAGE DAILY TRAFFIC FOR KEY LOCATIONS BY YEAR								
Location	Annual Average Daily Traffic by Year							
	1980	1983	1986	1990	1994	1997	2000	2003
County Road C (at Pine Street in City of Washburn)	1,680	1,280	1,410	1,670	740	2,000	2,000	3,100
County Highway C (Town of Bayview)	530	580	940	990	990	880	1000	N/A
State Highway 13 between W. 8th Ave. and W. 7th Ave (City of Washburn)	5,350	5,500	7,440	8,450	6,100	6,900	7,400	9,400
State Highway 13 between W. 2nd Ave. and W. 1st Ave. (City of Washburn)	5,340	4,960	7,850	6,130	7,300	8,100	6,300	5,800

Source: Wisconsin Department of Transportation and Chapter 6 of the Bayfield County Land Use Plan

In 2006, WisDOT did not identify State Highway 13 (Bayfield Street) as a congested road. However, the Wisconsin State Highway Plan 2020, anticipates that State Highway 13 will have a moderate level of congestion in 2020, assuming no capacity expansion. The Bayfield County Land Use Plan –Transportation Element also does not identify County Highway C receiving any improvements in their 2012 Highway Improvement Plan.

One could view increasing traffic counts with optimism or concern. Increasing traffic counts may indicate an increase in tourists and passersby, which, in turn, may help businesses on or near Bayfield Street. However, increasing traffic counts may suggest that people are not carpooling or using alternative modes of transportation to the degree that they could. In addition, without appropriate mitigation, increasing traffic counts may potentially lead to negative side effects, including increased traffic accidents and increased degradation of road surfaces. Increased traffic levels also seriously detract from the rural character valued by the Town residents.

The Town should work in close cooperation with Bayfield County and WisDOT officials, and help monitor and assess the overall future conditions of County Highway C, and bring forth or communicate to these county and state officials any concerns or issues related to this vital road system.

Commuting Patterns

The 2000 U.S. Census identified that of the 275 workers in the Town of Washburn 16 years of age or older, 221 or 80.4% drove alone to work, 24 or 8.7% carpoled, 12 or 4.4% walked, 18 or 6.5% worked at home, and nobody used public transportation. The Census also reported that the mean travel time to work was 19 minutes. This finding indicates a significant number of Town residents are commuting to work in other communities, most notably the City of Ashland and to some extent the City of Washburn. In fact, the Census found that 1,927 Bayfield County residents worked in Ashland County, whereas only 301

Ashland County residents worked in Bayfield County. (Refer to Table 5-B below, *Transportation Modes and Work Commute Figures*.)

TABLE 5-B: TRANSPORTATION MODES and WORK COMMUTE FIGURES				
	Town of Washburn	City of Washburn	Bayfield County	State of Wisconsin
TOTAL POPULATION	541	2,280	15,013	5,363,675
Workers 16 yrs. + Commuting to Work	275	966	6,542	2,690,704
Car, Truck or Van – Alone	221 (80.4%)	74%	73.8%	80.3%
Car, Truck, Van – Carpools	24 or 8.7%	10%	10.2%	9.9%
Public Transportation	0	1%	1%	2%
Walked	12 or 4.4%	10%	7.5%	3.7%
Work at Home	18 (6.5%)	4%	6.7%	3.7%
Other Means	0	1%	0.9%	0.9%
Avg. Travel Time to Work (min.)	19 min.	13.8 min.	20.9 min.	20.8 min.
Avg. Travel Time to Work - Using Public Transportation	--	48 min.	37 min.	37 min.
Avg. Travel Time to Work - Using other transportation	19 min.	13 min.	20 min.	20 min.

Source: US Census and E-Podunk

Roadway Improvement Projects

The Town of Washburn's local road systems are regularly maintained in fairly good shape and improved on an as-needed basis. Since 2001, the Town has had a formal road improvement plan for all of its roadways, which is updated every 2 years. The plan is necessary in order to comply with Wisconsin Department of Transportation's guidelines for local communities and towns such as Washburn to receive Town Road Improvement Program (TRIP) funds for its own use. The Town has received 3 TRIP funded road improvement projects approved by WisDOT, for Sky Road, the north end of Ondossagon Road and Nevers Road, which were all asphalt overlay projects. The Town intends to request further TRIP funding for other roadways throughout its future.

The Town also participates in the PASER (Pavement Surface Evaluation Rating) with WisDOT and this too is updated every 2 years. The Town Board and the Town's road superintendent perform an annual road inspections every spring, and also perform an internal evaluation and assessment of their own roadways. This PASER program and Town inspection program helps with the overall road improvement plan.

State and Regional Road Plans

The *Wisconsin State Highway Plan 2020* focuses on the 11,800 miles of State Trunk Highway routes in Wisconsin. The plan identifies no traffic congestion in the next 20 years on highways within the Town of Washburn. The Wisconsin Department of Transportation (WisDOT) has not adopted state or regional highway plans that will have a significant effect on the Town of Washburn. However, WisDOT's 2006-2011 Highway Improvement Program

identifies that State Highway 13 (located along the eastern edge of the Town and through City of Washburn) will be milled and resurfaced sometime between 2009 and 2011.

There has been an effort by some to designate State Highway 13 and part of US Highway 2 as a scenic byway. Such a designation could provide grant opportunities for resource protection, safety improvements, trails, and so on. The Town of Washburn and its surrounding neighbors should be active participants in discussions relating to the scenic byways program or to any state or regional highway plans that may affect the Town of Washburn and its neighbors.

RAILROAD

There are no operating railroads (for freight, passenger or commuters) in the Town of Washburn, nor any plans to expand or provide any railway service lines in the future. From an historical point of view, the railroad greatly influenced the growth and development of the City of Washburn and the surrounding communities including the Town of Washburn. In the late 1800s through the early 1900s, the railroad was one of the primary means of transporting raw materials and manufactured goods to and from Washburn. However, by the mid 1900s, rail service to Washburn was no longer feasible given the demise of the industries that used the railroad and given the growth of the road system and trucking industry. The last operating railroad abandoned service to the City of Washburn in 1983. The nearest working railroad is located in the City of Ashland.

AIRPORT

Although the Town of Washburn does not have an airport, the Town and its residents have easy access to John F. Kennedy Memorial Airport in Ashland, Wisconsin. The City of Ashland and Ashland County jointly operate the airport, but because the airport is important to the region, not just Ashland, Bayfield County helps fund airport operations. The airport has two paved runways. The primary runway is 5,200 feet long by 100 feet wide, and the secondary runway is 3,400 feet long by 75 feet wide. Both runways are adequate for twin-engine aircraft. The airport has a log cabin style terminal building, 21 hangars, and a full time airport manager.

SHIPPING & HARBORS

There are no shipping centers, harbors or ports within the Town of Washburn because the Town does not extend eastward to Lake Superior. However, in nearby City of Washburn, harbor and shipping industries flourished from the late 1800s to the early 1900s. The City's port facilities included a coal dock, a merchandise dock, and a grain elevator dock, along with a number of sawmills. During this period, large quantities of lumber were harvested from the Town and nearby communities, and shipped out through the ports of Washburn. The harbor also provided the



Washburn Marina (SWB, Inc.)

ability to ship locally cut brownstone and grains from the area, and allow for the drop-off of merchandise from the eastern states. But by the early 1900s, much of the forests in the region had been depleted, the demand for brownstone had diminished, and the grain elevators moved to Duluth, Minnesota. Consequently, harbor shipments declined dramatically. The merchandise dock and the grain elevator dock no longer exist, but the coal dock (also known as the commercial dock) still exists and is used occasionally to transport and store bulk materials, including aggregate.

TRAILS

Trails can provide a sense of place and a source of community pride. When integrated with features such as historic sites, residential and commercial areas, and parks and lakes, they can improve the overall character of a region. They are beautiful places for people to enjoy the natural beauty. Wisconsin DNR enthusiastically claims: *“Trail corridors can become outdoor classrooms where children and adults can observe and learn about their natural and cultural environment.”* At this time, there are no plans to construct additional trails in the Town. As the Town continues to grow, its population ages yet remains fairly active, and to help attract younger residents, the Town should seriously consider or plan for more trails to serve the needs of the residents and attract more visitors to the area.



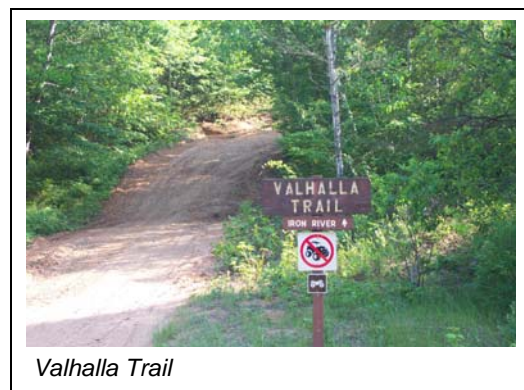
Typical Snowmobile/ATV Route on a Town road system

The Town of Washburn and the surrounding region are fortunate to have a number of recreational trails to accommodate a variety of users. The Town currently has approximately 50 miles of snowmobile trails, 20 miles of all terrain vehicles (ATV) routes and trails, and 23 miles of horseback riding trails. A number of these trails are either marked specifically for these recreational activities, or are allowed on certain Town and U.S. Forestry road systems. The following provides an overview of the key trails in the Town of Washburn.

There are four marked trail systems running through the Town, including Valhalla Trail, Iron River Trail, Horseshoe Lake Saddle Trail and Lenawee Trail. Some of these trails are clearly marked or indicated as ATV, snowmobile or dual-purpose snowmobile & ATV trails or routes. (Refer to Map 4-1: Town of Washburn Recreational Resources Map).

Valhalla Trail

Valhalla Trail system through the Town is identified as an ATV Trail only. This trail eventually connects up to the Mt. Valhalla Recreation Area, located north of the Town of Washburn and in the adjacent Town of Bayview. The trail runs north-south through the national forest, bisecting the central part of the Town, and ends near the vicinity of Long Lake. Valhalla



Valhalla Trail

Trail also provides a number of spur or cross-route trail connections to other trails. This trail is clearly marked and well groomed for these various activities.

Iron River Trail

The Iron River Trail essentially runs parallel with Valhalla, yet it continues both north and south of the Town's corporate boundaries. This trail is a major recreation trail that extends outside of the south boundary line of Bayfield County and ends in the City of Bayfield, WI. This trail is labeled on the Recreation Map as a dual purpose Snowmobile and ATV Trail. This trail is also situated near the Mt. Valhalla Recreation Area in the Town of Bayview. This trail is clearly marked and well groomed for these various activities.



Iron River Trail

Horseshoe Lake Saddle Trail

Horseshoe Lake Saddle Trail is located adjacent to and surrounds the Horseshoe Lake Recreational area, located in the far west-central section of the Town, and inside the Chequamegon National Forest. The trail consists of 23.2 miles of horseback riding trails, and consists of three, separate looped trails, one labeled the "A Loop" at 9.25 miles; the "B Loop" at 3.7 miles; and the "Outside Loop" at 10.25 miles. The terrain is gently rolling with a sandy loam surface ideal for horse riding. The trail weaves through towering pine and hardwood forests as well as through the area's open barrens. The 11-site Horseshoe Lake Campground (refer to map) is specifically designed for horse use. Even though this trail is marked and used specifically for horseback riding, horse riding is also allowed on all national forest roadways.



Horseshoe Lake Saddle Trail (US Forest Service)

Lenawee Trail

The Lenawee Trail connects from the Iron River Trail near the north central portion of the Town. This trail heads off in a northwesterly direction from Iron River and into the Town of Bayview. This trail is also labeled on the Recreation Map as a dual purpose Snowmobile and ATV Trail. This trail is clearly marked and well groomed for these various activities.

Other Trails and Routes in the Town

There are miscellaneous hiking trails around Long Lake, Horseshoe Lake and Twin Lakes, which are all located in the Chequamegon National Forest (but still in the Town of Washburn limits). Bayfield County also lists a 1.5 mile Long Lake Interpretive Trail and a one-mile long Birch Grove Interpretive Trail.

Surrounding Trails

There are many trails in the surrounding area. The Washburn School Forest and Environmental Education Center at the north end of 8th Avenue West in the City of Washburn, has hiking, snowshoeing, and cross-country ski trails. The Tri-County Corridor Trail is a multi-use trail that runs from Superior, Wisconsin to Ashland, Wisconsin. The trail is roughly 6 miles south of Washburn and can be accessed via existing snowmobile trails from the Town of Washburn and the Chequamegon National Forest trails.



Snowmobile Trail west of Thompson's West End Park showing connections to Surrounding Trails (SWB, Inc.)

Bicycle and Pedestrian Routes

Bicycling is also popular in the Town of Washburn and the surrounding area. In the Town of Washburn, the primary route generally follows County Highway C. Bayfield County Land Use Plan has designated this bicycle route through the Town as a “Best” to “Moderate Condition” bike route. Approximately 26 miles of paved roads intersect throughout the Town, which provide suitable and safer surfaces for bicyclists. The other roadways throughout the Town are primarily narrow, unimproved (graveled) surfaces, with very little, if any shoulders. Plus, the differing grades limit sight distances for both bicyclists and vehicle drivers, making some of these local roadways a bit treacherous for riding and less desirable as bicycle routes. The Superior Vistas Bike Tour is an annual bike tour event that starts at Thompson's West End Park in the City of Washburn, goes through the surrounding region, and returns to Washburn. All other trails open to bicycles are predominantly unimproved and would require a much more rugged framed and wheeled bicycle, such as a typical mountain bike.

The Town of Washburn, like most rural towns has limited pedestrian walkways or features. Most pedestrians are forced to use the roadways or shoulders of these road systems. Most rural communities do not have (or require for that matter) sidewalks or crosswalks typically found or seen in urbanized areas. Most of the pedestrian traffic is probably limited and used primarily to walk to other residences, for exercise or pleasure. The distance from the employment, commercial, education and other services typically found in the urbanized areas (i.e., City of Washburn and City of Ashland) make the concept of “walking to work” or these other destinations difficult, if not impossible. The projected increase and aging of the Town's population may inevitably lead to further reliance on the personal vehicle, unless the Town and the surrounding communities work together or partner on more effective means or alternatives to reducing this singular mode of transportation, and explore other economical and environmentally friendly forms of transportation.

Wisconsin Bicycle Transportation Plan 2020

The *Wisconsin Bicycle Transportation Plan 2020* (1998) presents a blueprint for improving and expanding bicycle transportation routes in the state. There are no plans to expand state bicycle routes into the Town of Washburn. The WisDOT, along with the Bicycle Federation of Wisconsin, has compiled a Wisconsin State Bike Map that highlights the most favorable bicycling conditions in northern Wisconsin.

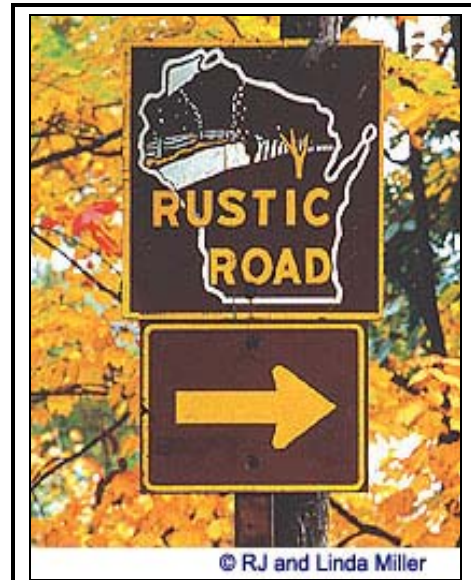
Wisconsin Pedestrian Policy Plan 2020

This plan provides a statewide framework to increase walking and to promote pedestrian safety. The plan establishes goals, objectives, and actions regarding the provision of pedestrian accommodations that could be implemented. The plan also serves to help communities identify actions they can take to establish pedestrian travel as a viable, convenient, and safe transportation choice throughout Wisconsin.

Wisconsin Rustic Road Program (taken from WisDOT)

The [Rustic Roads Program](#) was created in 1973 by the State Legislature to preserve what remains of Wisconsin's scenic, lightly traveled back roads for the enjoyment of motorists, hikers and bicyclists.

Local governments and communities benefit by Rustic Road designation by providing travelers an additional incentive to visit. Unique brown and yellow signs mark the routes of all officially-designated Rustic Roads. These routes provide bikers, hikers, and motorists an opportunity to leisurely travel through some of Wisconsin's scenic countryside. The Town of Washburn may want to investigate and explore the possibility of designating one or more of its rural Town roads as a rustic road system in the future.



PUBLIC AND PRIVATE TRANSPORTATION SERVICES

The Bay Area Rural Transit (BART) system provides bus service to the surrounding community and area, but not the Town of Washburn. The nearest BART bus stop is located at the intersection of 5th Avenue West and Bayfield Street in nearby City of Washburn. All BART buses are equipped with wheelchair lifts and bike racks. The Town would like to explore and encourages the possibility of BART providing a bus stop somewhere within the Town of Washburn. More than likely, this stop would need to be near a centralized location with the existing and planned residences, preferably the Town Hall off County Highway C.



The Blue Goose, a subsidiary of BART with financial support from the City of Washburn and Bayfield County Human Services, offers rides to anyone needing transportation within the City of Washburn. The Blue Goose can be used to get to BART bus stops, stores, and other areas in the community. The Town may want to explore the possibility of expanding this Blue Goose transportation service into the Town, and provide financial support if

feasible or if demand is warranted or met by the Town residents. The Bay Area Transport, LLC and Bay Area Taxi, LLC (private taxi services based in Ashland) also offer limited transportation services to Town of Washburn residents and the surrounding area.

PUBLIC INPUT

The following summarizes key transportation items from the community survey conducted as part of this planning process. Refer to Appendix A for detailed survey results.

- 61% of respondents rated the overall condition of roads in the Town of Washburn as good or very good, 29% rated them as average, and only 6% rated them as poor. Road shoulders were rated at 52% believing they were adequate, while 42% disagreed or strongly disagreed with this statement.
- 42% of respondents indicated that adequate opportunities exist for safe bicycling within the Town, while 40% disagree or strongly disagree that safe bicycling exists.
- 50% of the survey respondents reported the proportion of blacktopped (paved) roadways is just right, while 28% indicated not enough and 5% indicated too much.
- 54% of respondents agreed or strongly agreed that all Town roads should be available to ATV's, while 40% disagreed or strongly disagreed with this sentiment.

GOALS, OBJECTIVES, AND POLICIES

The following goal is a broad statement that reflects the Town's vision for addressing the transportation needs of the community. It represents the end that the Town is striving to attain. The following objectives are specific, measurable, intermediate ends that are achievable and mark progress toward the goal. The following policies are key actions intended to accomplish the stated objectives.

Ch. 5 – Goal 1: The Town of Washburn should have 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.

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.

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

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.

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

Policy 5.1.e: Encourage 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.

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.

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

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.

Policy 5.1.i: Encourage and plan for future connections and/or extension of existing road segments throughout the Town, but only in areas where it is environmentally and structurally feasible (i.e. soil conditions, no wetlands, rivers/stream crossings).

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

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

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.

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.

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.

Objective 5.3: Promote sustainable and healthy modes of transportation.

Policy 5.3.a: Work toward 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.

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.

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.

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

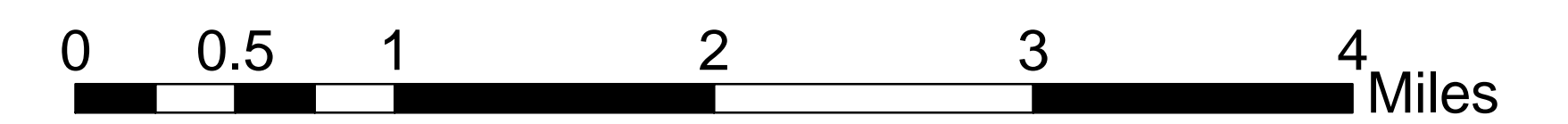
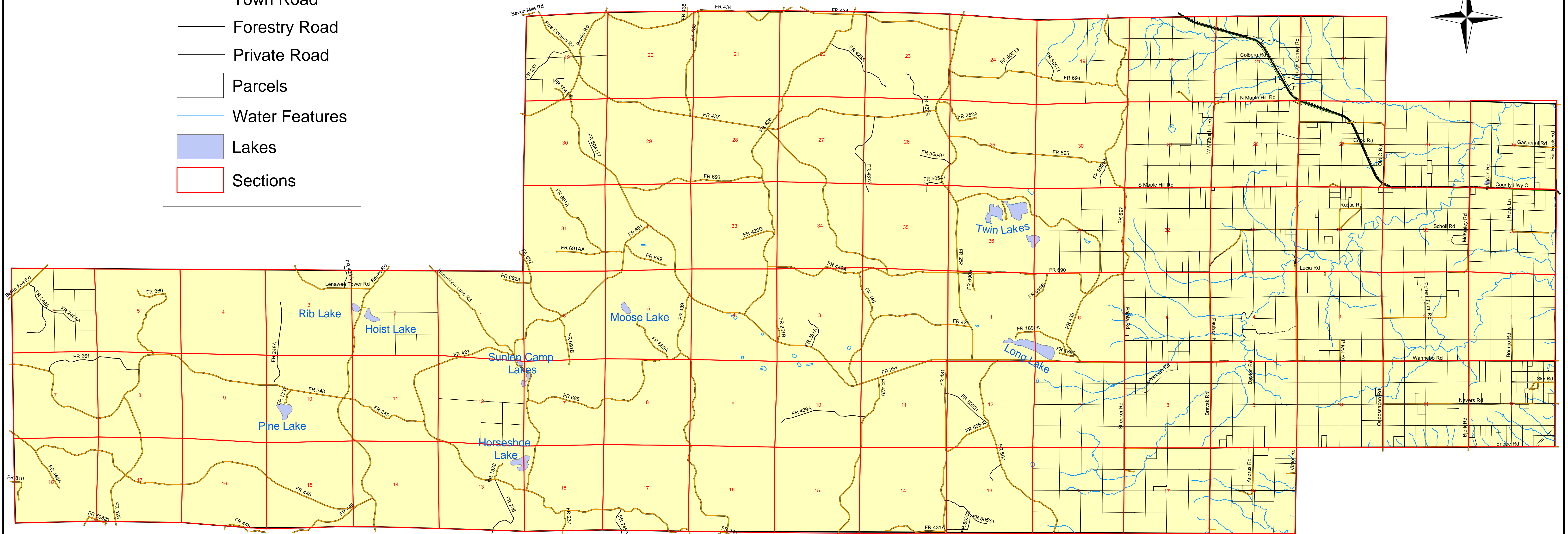
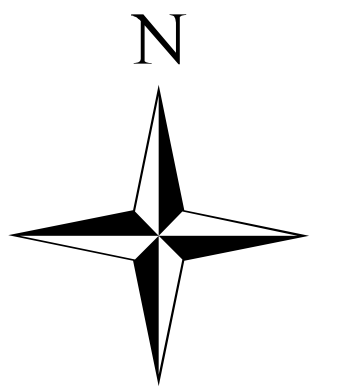
Town of Washburn

Existing Transportation Systems Map

Legend

ROADS

- County Road
- Town Road
- Forestry Road
- Private Road
- Parcels
- Water Features
- Lakes
- Sections



Chapter 6

ECONOMIC DEVELOPMENT

INTRODUCTION

The first European visitors to the area that now includes the Town of Washburn found the Ojibwa Indians engaged in an economy based mainly on hunting and gathering. These first European visitors, who explored but did not settle in the area, lived lives similar to that of the natives, but also were part of an extensive fur trading network, trading with the Indians for furs that were much in demand in Europe.

The next wave of economic activity was based on extracting the timber resources, feeding the growth of cities like Chicago that occurred after the Civil War. More people began settling in the area, practicing subsistence farming when not working in the woods, and by the late 1800s, a thriving community had developed. Other activities included milling, sandstone quarrying, and shipping, with the port at what is now the City of Washburn being for a time one of the busiest on the Great Lakes. The waterfront at this time was lined with large sawmills and lumber yards.

By the early decades of the 20th century, the timber resources were mostly depleted, bringing an end to the great “cutover”. About the same time, the demand for sandstone and brownstone declined with the introduction of concrete, and people turned to farming in a bigger way. The State, as well as the companies that owned the now deforested land, were anxious to promote agricultural development. Some of those farms were located in parts of the area with soils not really suited to farming, and those farms were later abandoned.

The economic development element provides a resource that details a community’s general economic health and characteristics that affect it, including workforce, economic base and opportunities. A number of factors contribute to the economic conditions in a community, especially a small town such as Washburn where many of the economic forces are generated from outside its boundaries.

Often, data are not available at the town level of government. Therefore, in addition to the specific data on the Town of Washburn, this element will include information on Bayfield County and the State of Wisconsin. This chapter will discuss how the economy of the Town could be guided in ways that are consistent with the overall desired condition of the Town, and a summary of the Town’s economic strengths and weaknesses will be provided. This chapter provides an analysis of the Town of Washburn’s existing economy, and it provides goals, objectives, policies, and programs (including state, county and regional programs and organizations) that will help the Town work toward the kind of future desired by its citizens.

INVENTORY AND ANALYSIS

LABOR FORCE

General Characteristics

The labor force is defined as that portion of the population 16 years or older that is employed, unemployed but able to work, or actively seeking employment. Referring to Table 6-A below, one can see that by several measures, the labor force in the Town compares favorably to the work force in the surrounding area and the State. The median income in the Town exceeds that of the City of Washburn and of Bayfield County by about \$13,000, and exceeds the State median by nearly \$3,000. Similarly, with only about 1.2% of the Town labor force unemployed, the Town has higher percentages of the work force employed than any of those three entities. In terms of the percentage of the labor force with at least a high school education, the Town's value is only slightly higher than those for the city, county or state, but it has a greater edge in percentages holding post-secondary degrees. Given all of these factors, it is not surprising that the percentage of Town residents living below the poverty level, 4.3%, is less than half of the 8.7% State level.

TABLE 6-A: GENERAL CHARACTERISTICS OF THE LABOR FORCE – 2000				
Characteristic	Town of Washburn	<i>City of Washburn</i>	<i>Bayfield County</i>	<i>State of Wisconsin</i>
Total Population	541	2,280	15,013	5,363,675
Population 16-Yrs. and over	420	1,803	11,813	4,157,030
Employed in Labor Force	70.7%	56.0%	57.1%	65.8%
Unemployed in Labor Force	1.2%	4.0%	5.3%	3.2%
Not in Labor Force	29.3%	40.0%	37.5%	30.9%
Median Household Income	\$46,500	\$33,257	\$33,390	\$43,791
Per Capita Income	\$17,892	\$15,331	\$16,407	\$21,271
Median Earnings, Male, Full-Time, Year-Round	\$36,696	\$31,875	\$31,699	\$37,062
Median Earning, Female, Full-Time, Year-Round	\$24,500	\$23,235	\$21,731	\$25,865
Individuals Below Poverty Level	4.6%	10.3%	12.5%	8.7%
High School Education or Higher (25 or Older)	89.8%	86.6%	86.9%	85.1%
Bachelor's Degree or Higher (25 or Older)	29.3%	24.2%	21.2%	22.4%
Walk to Work	4.4%	10.1%	7.5%	3.7%
Mean Travel Time to Work	19 min.	13.8 min.	20.9 min.	20.8 min.

Source: US Census Bureau, 2000

Commute to Work

According to the 2000 US Census, workers living in the Town of Washburn travel an average of 19 minutes to their places of employment, suggesting that many of them commute to the City of Ashland and elsewhere. This compares to the State mean travel time of 20.8 minutes. 80.4% of Town workers commute alone, a number near the State average of 79.5% and less than the City of Washburn's 84.3%. Only 4.4% of Town workers walk to work, but this is still higher than the 3.7% State average. As discussed in the Transportation Element of this Plan, the introduction of mass transit opportunities to the Town and construction of more pedestrian walkway facilities may help reduce the percentage of people commuting alone and increase the percentage of people walking.

The Wisconsin Department of Workforce Development estimated that in 2000, 3,718 people lived and worked in Bayfield County. Another 2,824 people lived in Bayfield County, but worked elsewhere - mostly in Ashland County (1,927) and Douglas County (365). Conversely, 655 people lived in other counties - most notably Ashland County (301), but worked in Bayfield County. In other words, Bayfield County's labor force is greater than its employment base.

Table 6.B below shows the numbers of people commuting into and out of the Town to get to their jobs, and also shows where those people live and where they work. Of the 275 residents (Workers 16 Yrs. and over) in the Town who commute to work, 72, or 26.1% work in the Town. Over 112, or 40.7% of Town residents work in the City of Ashland, and 54, or 19.6% work in the City of Washburn. Of the 120 people who are employed in the Town of Washburn, over 60% are residents of the Town, 10% arrive from Town of Bayview, and 0.06% from City of Ashland, and the remaining 30% are from the surrounding communities.

TABLE 6-B: TOWN OF WASHBURN COMMUTE PATTERNS - 2000					
Leaving From	Traveling to/Work Site	Count	Traveling to Work Site	Leaving/Commuting From	Count
Town of Washburn	City of Mountain Iron, MN	2	Town of Washburn	Logan Co. AR	3
	Clark Co. NV	2		City of Ashland, WI	7
	City of Ashland, WI	112		Town of Ashland, WI	2
	Town of Ashland, WI	1		Town of Barksdale, WI	4
	Town of La Pointe	2		Town of Bayview, WI	12
	City of Mellen, WI	3		Town of Bell, WI	3
	City of Bayfield, WI	12		Town of Clover, WI	3
	Town of Bayfield, WI	2		Town of Drummond, WI	3
	Town of Cable, WI	2		Town of Grandview, WI	1
	Town of Clover, WI	2		Town of Iron River, WI	1
	Town of Iron River, WI	4		Town of Mason, WI	2
	City of Washburn, WI	54		Town of Port Wing, WI	2
	Town of Washburn, WI	72		Town of Russell, WI	3
	City of Eau Claire, WI	3		Town of Washburn, WI	72
	City of Hayward, WI	2		Town of Spider Lake, WI	2
	TOTAL	275		TOTAL	120

Source: U. S Census 2000, MCD/County to MCD/County Worker Flow files

Impending Decline of the Labor Force

The Town of Washburn, like much of the country, has a relatively high percentage of aging residents that are nearing retirement and birth rates and family sizes continue to decline. In addition, many of the Town's young people are leaving for employment opportunities elsewhere. Unless the Town can find a unique way of retaining its youth and attract new people to the labor force, the Town of Washburn and the area's employment bases may experience a labor shortage in the future, which will have a negative impact on the economy within and around the Town of Washburn.

ECONOMIC BASE & EMPLOYERS

The Town of Washburn is located immediately west of the City of Washburn in the north central and northeastern sections of Bayfield County. State Highway 13 runs along the far southeastern corner of the Town and Bayfield County Highway C cuts a rough diagonal course along the far easterly quarter of the community. Both of these road systems provide excellent routes to and from the nearby major employment bases in the cities of Washburn and Ashland, and the surrounding Bayfield County communities. The Town does not have any large employer or any significant commercial or service industry for its residents as a main place of employment. Most of the residents commute to their work sites outside the Town, and what little work does take place inside the Town is primarily limited to agriculture and/or forestry activities, and some small home-based businesses/offices.

Employment by Industry

Table 6.C on following page, lists the number and percent of employed residents in the Town by industry sector from the U.S. Census 2000 data, along with the 2002 and 2005 annual average pay for each industry sector for Bayfield County. The 2002 data were culled from the North American Industry Classification System (NAICS) – U.S. Census Bureau and the 2005 wage data from the Bayfield County Workforce Profile (State of WI Workforce Development Office).

TABLE 6-C: TOWN OF WASHBURN EMPLOYMENT BY INDUSTRY & AVG. COUNTY WAGE			
INDUSTRY	Census 2000 Figure	Percentage	2002/2005 Avg. Annual Wage for Bayfield County
All Industries	292	100%	\$21,096
Agriculture, forestry, fishing, mining	27	9.2%	\$21,041
Construction	36	12.3%	\$24,487
Manufacturing	22	7.5%	\$25,847
Wholesale Trade	6	2.1%	\$29,663
Retail Trade	27	9.2%	\$18,353
Transportation and warehousing, and utilities	16	5.5%	\$21,113
Information	8	2.7%	\$40,319
Finance, insurance, real estate, rental, leasing	7	2.4%	\$28,632
Professional, scientific, management	8	2.7%	\$21,612
Educational, health, and social services	77	26.4%	\$23,543
Arts, entertainment, accommodation, food	26	8.9%	\$14,584
Public Administration	27	9.2%	\$25,499
Other services (except public administration)	5	1.7%	\$20,128

Source: U.S. Census Bureau 2002 and Bayfield County Workforce Profile 2005 (State of WI Workforce Development Office).

Table 6-D (below) provides a percentage comparison of the different occupations between the Town, City of Washburn, Bayfield County and State of Wisconsin.

TABLE 6-D: PERCENTAGE COMPARISON OF EMPLOYMENT BY INDUSTRY				
Industry	Town of Washburn	City of Washburn	Bayfield County	State of Wisconsin
Agriculture, forestry, fishing, mining	9.2%	1.4%	6.0%	2.8%
Construction	12.3%	7.1%	10.3%	5.9%
Manufacturing	7.5%	7.9%	9.1%	22.2%
Wholesale Trade	2.1%	1.5%	2.1%	3.2%
Retail Trade	9.2%	11.2%	10.6%	11.6%
Transportation and warehousing, and utilities	5.5%	3.9%	4.7%	4.5%
Information	2.7%	3.7%	2.0%	2.2%
Finance, insurance, real estate, rental, leasing	2.4%	8.2%	4.5%	6.1%
Professional, scientific, management	2.7%	3.0%	4.3%	6.6%
Educational, health, and social services	26.4%	30.5%	22.4%	20.0%
Arts, entertainment, accommodation, food	8.9%	11.8%	12.8%	7.3%
Public Administration	9.2%	5.8%	7.7%	3.5%
Other services (except public administration)	1.7%	3.8%	3.6%	4.1%

Source: U.S. Census Bureau 2000

Table 6-E (below) provides a listing of occupation types and classes of workers for people living in the Town, and provides a percentage comparison between the City of Washburn, Bayfield County and State of Wisconsin.

TABLE 6-E: OCCUPATION TYPES AND CLASS OF WORKERS (EMPLOYED CIVILIANS 16 Yrs. +)				
	Town of Washburn	City of Washburn	Bayfield County	State of Wisconsin
TOTAL WORKERS	292	994	6,749	2,734,925
Occupation Types				
Management, Professional, and related	32.2%	39.2%	31.5%	31.3%
Service	16.1%	17.8%	16.9%	14%
Sales and office	20.2%	24%	23%	25.2%
Farming, fishing, and forestry	5.5%	1%	3.1%	0.9%
Construction, extraction and maintenance	13%	7.9%	12.8%	8.7%
Production, transportation, and material moving	13%	10%	12.7%	19.8%
Class of Workers%				
Private Wage and salary workers	66.8%	73.1%	65.1%	81.1%
Government Employees	21.6%	20%	22%	12.5%
Self-Employed (unincorporated business)	11.6%	6.8%	12.4%	6.1%
Unpaid Family workers	--	--	0.5%	0.3%

Source: U.S. Census Bureau 2000

Industries that make up a community's economic base can be broadly classified as basic or non-basic industries. Basic industries include manufacturers that export products and bring dollars into a community. Due in large part to its rural character, there are no major manufacturers or industrial bases in the Town. The nearest manufacturers are located in the nearby cities of Washburn and Ashland. Non-basic industries provide services to basic industries and to local residents. They circulate dollars within a community. Education, healthcare, and social services, as well as retail and entertainment businesses are examples of non-basic industries. There is actually one commercial or service business in the Town, known locally as the C-Side Bar and Restaurant, located at 28545 County Highway C. This facility is a fairly small on-site liquor establishment and sit-down style restaurant, and employs 2-4 people.



C-Side Bar and Restaurant – 28545 County Highway C

The tables above and on the previous page illustrate that a majority of the Town of Washburn's economy is primarily a service-based economy. In 2000, 26.4% of the residents were primarily engaged in the education, health, and social service vocations, which is fairly consistent with the other entities. The second highest occupation level was shown in the construction trades, at 12.3%, followed by the agriculture/forestry, retail trade and public administration at 9.2% each. Only 7.5% of Town residents were employed in

manufacturing jobs, which is considerably lower than the State average of 22.2%. One may deduce that this low average is due to the higher education levels in the Town (as represented earlier in this chapter) and the small amount of available manufacturing jobs in nearby Washburn and Ashland.

Most communities seek a diverse economic base that includes a good balance of basic and non-basic industries. This suggests that the Town of Washburn may want to seek ways to bring new dollars to the community.

Home Based Businesses

Due to the rural nature of the Town, and some residents' increasing desire to rely less on the personal automobile, along with the introduction of wireless/satellite telecommunications and high-speed internet access throughout the Town, there may be opportunities to expand home-based business within the Town of Washburn. These businesses are typically built around arts and crafts, but also include home offices for sales and other types of businesses. They generally do not generate high traffic volumes, require no municipal water or sewer services, and need no off-street parking facilities.



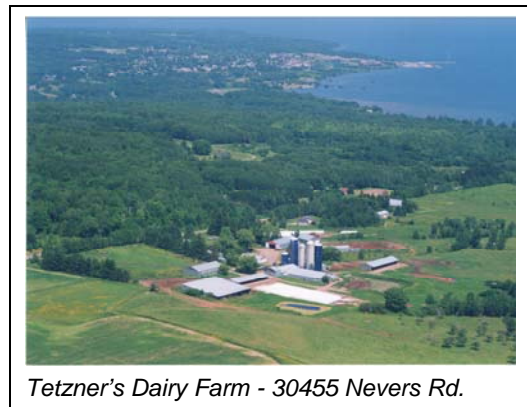
Cathy's Homestead Weaving – 27755 County Highway C

Agriculture Based Businesses & Enterprises

There are a few rural farmsteads and residences that provide a limited agriculture based business and small, entrepreneurial enterprises throughout the Town. Some of these include the Tetzner's Farm (*overhead aerial photo to the right*) is located off Nevers Road, consists of a large dairy operation, which provides milk, cheese and ice-cream products to the general public. Tetzner's also has a number of small green houses established on another parcel of property for the sale of vegetable seedlings, annuals and perennial plants for sale to the general public.

Maple Hill Farms, provides for woolens, honey, natural soaps and eggs for sale to the general public.

Cook's Tractor Place, locate at 28800 Cook Road provides tractor parts and sales, and employs approximately 2 employees



Tetzner's Dairy Farm - 30455 Nevers Rd.



Tetzner's Greenhouse – 29450 Nevers Rd.

These farm based or home based businesses are what the Town residents support and desire most for their community, as opposed to the large scale factories or industrial centers typically found in urbanized areas. All home based businesses require a special use permit approved by the Town Board and Bayfield County, so the regulation of these businesses can be effectively controlled by the Town and its citizens.

Forestry Based Enterprises or Businesses

Forestry Based Enterprise or Business can cover a multitude of different small-scale enterprises or businesses operated by the Town's property owners. As evident by the local land use maps, the Town contains large amounts of private forestry land use designations. While not all of these properties operate as true forestry operations, they can still provide a second stream or alternative source of personal income for those that have small tracts of forestry or woodland products. In essence, these local enterprises involve some stage of turning trees into products that people use, either for the planting of trees to supplying raw materials for the region's working pulp or paper mills. The most common such business among Bayfield County residents is probably the timber harvest end of it, whereby turning standing trees into the logs or pulpwood that is then delivered to some type of processing facility. The markets for these products can be anything from local to hundreds of miles away. Because Wisconsin is such a big papermaking state, a lot of the wood from the Town area ends up being delivered to mills outside of the immediate area. Pulp and/or paper mills are very capital-intensive enterprises and usually quite large, and there are none in Bayfield County, so most of the Town's wood products leaves the county eventually.

Other enterprises may involve small-scale sawmills, whereby local owners may provide or supply raw materials to local people for their own use, such as woodworking or firewood. Some individuals even collect and process balsam boughs and sheet moss for decorations. Other



Maple Hill Farm (sign)



Plum Creek Development (on-going private forestry operations)



On-Going Public Forestry inside the US Forest

related enterprises may include those individuals who serve as outfitters and/or guides to those that seek to explore or hunt in the Chequamegon National Forest areas.

Tourism Impact upon the Town

Information on tourism is not available at the town level; therefore, Bayfield County data, as compiled by the Wisconsin Department of Tourism, must be used for the Town of Washburn. As denoted by the following figures, tourism can play a significant role in sustaining the overall health, marketing, and economic vitality of local governments and employment centers. Tourism ranks as the State of Wisconsin's second largest industry, accounting for nearly \$11.4 billion in revenue per year. In 2002, visitors spent nearly \$131 million in Bayfield County, with the summer season providing \$62 million, the fall generated \$34 million; and winter/spring revenues generated \$35 million. Although a significant amount of spending was probably done near and along the Lake Superior/Apostle Islands shore regions, with the variety of restaurants, lodges, hotels/motels, campgrounds golf courses and other recreation facilities not available in the Town of Washburn, it is surmised that some of this \$131 million total was provided by the Town's own recreational resources.

The Town's seasonal residents, along with the ATV/snowmobile trails, various campgrounds, and fishing and hunting sites surely must have provided activities or areas for these tourists to enjoy themselves and experience firsthand the Town's wonderful recreational and natural resources. The impact of tourism extends far beyond the impact to the county, whereby the revenues generated from this industry make considerable contributions back to the local schools and local governments. The Town should continue to promote these trails, recreational areas and activities that are drawing-in this large number of tourists and visitors to the Town and County areas. Town leaders should encourage and support the continued maintenance and upkeep of these recreational resources and facilities in the Town, in order to provide more enjoyable activities for the tourists who do decide to visit.

LOCAL, REGIONAL, AND STATE ECONOMIC DEVELOPMENT ORGANIZATIONS AND PROGRAMS

Many organizations promote economic development or are available to provide assistance to the Town of Washburn businesses. The following describes key organizations that provide economic development assistance:

Bayfield County Economic Development Corporation

The Bayfield County Economic Development Corporation (BCEDC) provides incentives and support for qualifying new business ventures and existing businesses. BCEDC participates with five other Northwest Wisconsin counties in the Superior Life Technology Zone making funds available as tax credits for businesses that use new technology to expand jobs.

Wisconsin Department of Commerce

The Wisconsin Department of Commerce also administers a number of loan programs for small businesses. Early Planning Grants are also available to help new and existing small businesses prepare detailed business plans.

University of Wisconsin Extension Office – Bayfield County

The University of Wisconsin Extension Office brings the education programs and resources of the University of Wisconsin to people and businesses throughout Wisconsin. The Community Development Program provides seminars, programs, and expert advice to area businesses and those interested in starting businesses. The Community Development Program also provides assistance with land use planning and natural resource planning, which can benefit economic development.

Northwest Regional Planning Commission

The Northwest Regional Planning Commission (NWRPC) was created in 1959. Its purpose is to improve the quality of life of the residents of the region by increasing the number of jobs and wages paid, while recognizing the importance of planning for balanced use of natural resources.

The NWRPC has three affiliated corporations that focus on economic development issues. Northwest Wisconsin Business Development Corporation, created in 1984, manages NWRPC's loan funds. Northwest Affordable Housing Inc., established in 1996, coordinates the Commission's creation of affordable housing. Wisconsin Business Innovation Corporation (WBIC), created in 1996, encourages development of technology-based companies in rural Wisconsin. The WBIC created its own subsidiary, Badger Oil Company, in 1999.

The Chequamegon Group

The Chequamegon Group is a regional economic development partnership formed in 1999 to develop the technology-based segment of the Chequamegon Bay economy. It has undertaken a range of efforts to encourage, promote, and identify sources of capital or other resources for technology companies and improve technology education in the region. The Chequamegon Group lobbied the State to designate the region as a "Technology Zone" to confer tax benefits and other incentives to technology startups or expansions.

Northwest Concentrated Employment Program, Inc.

The Northwest Concentrated Employment Program, Inc. (NWCEP) is a private, non-profit corporation dedicated to meeting the workforce development needs of businesses, job seekers, incumbent workers and students. The NWCEP has been in existence since 1968. It administers programs that help Northwest Wisconsin youth and adults gain marketable skills and obtain better jobs. It also provides a variety of services for businesses and business development. The NWCEP covers a ten-county region in northwest Wisconsin.

Wisconsin Indianhead Technical College

Wisconsin Indianhead Technical College has four campuses in northern Wisconsin, including one in nearby Ashland. WITC provides a wide variety of classes and training as well as associate and technical degree programs. WITC works with area employers providing customized training consisting of specific courses that are developed and taught by WITC instructors at an employer's work site. WITC provides instruction for apprentices in cooperation with employees, employers, and the State of Wisconsin.

Wisconsin Job Center

A Wisconsin Job Center is located in nearby Ashland. The center assists employers who want to upgrade their workforce. It also helps individuals who want to improve their job skills. It links people looking for a job with employers looking for employees. The center serves the region and is a good resource for Washburn businesses.

Joint Economic Development in Ashland, Bayfield, and Iron Counties

The Northwest Regional Planning Commission (NWRPC), in conjunction with Ashland, Bayfield, and Iron Counties, created a Tri-County Economic Development Plan in 1998. The Economic Development Plan includes background information on each county, a series of goals and objectives that resulted from each county's economic prioritization process, and a series of strategic recommendations. Considerable progress has been made on implementing the plan. Refer to the Tri-County Economic Development Plan for more information.

Financing Opportunities

Several programs can help attract new investment, retain existing businesses, and enhance the opportunities of existing businesses to expand in Washburn. Table 6-F below provides a partial list of financing and technical assistance programs available to area businesses and investors.

TABLE 6-F: PARTIAL LIST OF WASHBURN AREA FINANCING OPPORTUNITIES		
Entity	Program Name	Finance Type
Northwest Wisconsin Business Development Corporation (NWWBDC)	Northwest Wisconsin Business Development Fund Intermediary Relending Program and Northwest Wisconsin Regional Economic Development Fund	Loan Program
Xcel Energy – Wisconsin	Economic Development Loan Program	Loan Program
Wisconsin Department of Commerce (WDOC)	CDBG-ED Program; Rural Economic Development Program; Community Development Zone Program	Loan Programs
Wisconsin Housing and Economic Development Authority (WHEDA)	Small Business Guarantee; Linked Deposit Loan (LiDL) Subsidy	Loan Guarantee Program; Loan subsidy at reduced interest rate
Small Business Administration (SBA)	Business Loan Program – 7(A) Loan Guarantee Program, Certified Develop. Co (504)	Loan Guarantee
Impact Seven	Micro-Loan Program Intermediary Relending Program	Amortizing loans (monthly payment of principal, interest)
USDA Rural Development	Rural Economic Development Loan & Grant Program	Maximum size: Loan \$450,000 Minimum size: Loan \$10,000
City of Washburn	Revolving Loan Fund Program	Loan Program

BROWNFIELDS AND CONTAMINATED SITES

Brownfields are locations in the community that are contaminated (or believed to be contaminated), limiting the potential for development, redevelopment, or expansion of otherwise viable businesses on the site. Brownfields can limit economic activity, affect the viability of surrounding sites or businesses, and may pose a threat to human health or natural resources. Brownfields include sites with known contamination, but also include old gas stations, dumps, industrial facilities, and other potentially contaminated sites, that may or may not have documented contamination. The only site in the Town that may be considered a Brownfield is the old landfill on South Maple Hill Road. However, this site currently undergoes constant monitoring, and so far, all testing and monitoring indicates this site to be contained and not creating any negative impact upon the community.

Many agencies provide technical and financial tools for brownfields cleanup and redevelopment. The agencies listed below can provide further information and assistance if necessary. In addition, the WDNR's Remediation and Redevelopment Department has several publications with information pertaining to local governments about brownfields remediation.

1. **Brownfields Site Assessment Grant.** This Department of Natural Resources (DNR) program is available to local governments to fund investigation, demolition, and other specific preliminary activities at brownfields.
2. **Land Recycling Loan.** The DNR administers this 0% interest loan program for remediation of landfills and brownfields owned by local governments.
3. **Stewardship.** Grants for urban green space, urban river, and recreational trail projects are possible through Stewardship funds at the DNR. Money can be used for land acquisitions or easements.
4. **Environmental Remediation Tax Incremental Financing (ER TIF) & Tax Incremental Financing (TIF).** These Department of Revenue financing tools are available to local governments to reimburse eligible environmental remediation expenses.
5. **Commerce Brownfields Grants.** These Department of Commerce grants are available to local officials with remediation and redevelopment projects that have economic development potential within the Town.

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), also known as the Superfund Law, is a national program enacted by Congress in 1980. Superfund was created to help cleanup the country's worst waste disposal and hazardous substances spill sites that endanger human health and/or the environment. The Wisconsin Department of Natural Resources compiles a list of Wisconsin Superfund sites based on the federal National Priority List. There are no Superfund sites in the Town of Washburn.

PUBLIC INPUT

Attracting and retaining small businesses and potential employment opportunities, can be quite a challenge for rural communities such as the Town of Washburn. Due to the unavailability of water and sewer services and to the limited transportation resources, the Town’s ability to attract new businesses or industries is hampered. However, the Town residents should explore the opportunity to promote certain levels of businesses or enterprises that may contribute some level (*even if it is small*) of increased employment numbers or property tax revenue to the Town.

As part of the 2006 community survey (conducted as part of the comprehensive planning process), various types of businesses were ranked according to the importance of them being promoted in the future. The following table 6-G, summarizes these results as they relate to business and economic development. (Refer to Appendix A for full and detailed survey results.)

TABLE 6-G: TYPES OF BUSINESSES to be PROMOTED IN THE TOWN OF WASHBURN					
Business/Uses	Very Important	Important	Not Important	Do Not Promote	No Opinion/Response
Service Business	11%	40%	21%	9%	19%
Home Based	17%	49%	12%	6%	16%
Recreation Based	14%	49%	12%	11%	15%
Commercial/Retail	8%	26%	29%	20%	16%
Light Manufacturing	6%	28%	27%	24%	15%
Agriculture Based	29%	47%	5%	6%	13%
Tourism Based	15%	35%	22%	14%	14%
Technology Businesses	11%	38%	22%	10%	20%
Forestry Based	25%	44%	9%	8%	14%

Source: 2006 Town of Washburn Community Survey

The following percentages indicate that the survey respondents rated these businesses as very important or important:

<ul style="list-style-type: none"> ▪ Commercial/retail businesses (34%) ▪ Service businesses (51%) ▪ Recreation based businesses (63%) ▪ Technology based businesses (49%) ▪ Tourist based industries (50%) 	<ul style="list-style-type: none"> ▪ Agriculture based: (76%) ▪ Forestry based industries (69%) ▪ Light manufacturing (34%) ▪ Home based businesses (66%)
--	---

(Note: The percentages shown are the combined “Very Important” to “Important” amounts for each use)

The strongest support was given to Agriculture and Forestry based businesses with 76% and 69% respectively. Home based and recreation based businesses came in strong with 69% and 63%, respectively. It is important to note that both commercial and manufacturing businesses were each given only a 34% positive rating and that respectively, 49% and 51% of the respondents rated these as not important or should not be promoted. Support of tourism based businesses was divided, with 50% in support and 36% indicating that it was not important or not to promote. These results need to be considered along with the figures given earlier that point out that tourism in Bayfield County and the surrounding localities, and the potential reward of tourism dollars, can be beneficial to the Town. Tourism also provides a wonderful opportunity for the Town to "show itself" off and promote itself to potential new residents as a fantastic place to live and enjoy the natural rural beauty and wonderful recreational activities.

GOALS, OBJECTIVES, AND POLICIES

The following goal is a broad statement that reflects the Town's vision for economic development. It represents the end that the Town is striving to attain. The following objectives are specific, measurable, intermediate ends that are achievable and mark progress towards the goal. The following policies are key actions intended to accomplish the stated objectives.

Ch. 6 – Goal 1: The Town of Washburn will help foster and provide a healthy environment for 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.

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

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

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

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.

Objective 6.2: The Town should support the recruitment of new working residents in cooperation with local businesses and employers and those that help diversify the Town of Washburn's economic base.

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.

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 Town of Washburn.

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

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

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 high quality of life factor in the Town.

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.

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

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

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

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

Chapter 7:

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

INTRODUCTION

The Town of Washburn's past, present, and future are strongly tied to its agricultural, natural and cultural resources. This chapter provides an inventory and analysis of these resources and it describes goals, objectives, policies, maps, and programs that will help conserve and effectively manage these resources.

INVENTORY AND ANALYSIS

AGRICULTURAL RESOURCES

Agricultural activities found throughout the Town are considered a characteristic and charm most of the residents would like to see preserved. Yet, the Town residents are also willing to support the introduction of additional single-family living units and other activities that can co-exist and contribute to a higher quality and standard of living for all of its residents.

At one time, up until the early 1900's, the Washburn area was covered with old-growth pine and hardwood forests, which were eventually harvested, milled and shipped to the eastern United States. Soon after the land was cleared, settlers and immigrants moved in and began to farm the cutover lands. Most of the farms in and around the Town of Washburn include dairy operations, which is a mainstay of the State's agricultural activities. Presently, the majority of croplands are used for pasture or hay, but corn, and small grains are also grown in the area. In some parts of the Town limits, former farmland and personal acreages are beginning to return to a managed or natural forested condition.



Resident cutting Hay – which is the most widely harvested crop in the Town.

After large scale logging activities began to decline in the early 1900s the “cut-over” areas began to give way to the establishment of small-scale farms the Town of Washburn. Most farms were small family farms with several cows, chickens, hogs, large vegetable gardens and a lot of children. Most farms never developed into larger operations that provided the sole source of family income. This was due in large part to the close proximity of good paying jobs at the DuPont Plant in the Town of Barksdale and to a lesser extent in the City of Washburn. The largest dairy farms in the Town at one time were the Anders Hokanson and Philip Sorenson farms located along the Sioux River down and upstream respectively near the Church Corner Road Bridge. Harold Peterson also had a dairy farm located on County Highway C where the soccer fields are presently located. Tetzner Dairy was and still is the largest and only remaining dairy in the Town. The Tetzner Dairy Farm supports three families through retail and wholesale sales of their bagged milk and other products.

The number of agricultural operations continued to decline into the early 1980's. Since that time a modest increase in the number of farms has occurred. The type of farms has diversified as well. Beef production is now the dominant form of agriculture. A number of other small farms raise a variety of products including horses, hogs, sheep, eggs, hay, vegetables, flowers and bedding plants, native plants, and honey. In 2007 there were approximately thirteen farms operating in the Town. There are also a number of residents that keep horses for pleasure riding. The number of livestock presently residing in the Town requires the harvesting of all remaining hay land in the Town to meet forage needs. Several small hay fields have recently been brought back into production as well.

The Town of Washburn contains soils and topographical features on the Maple Hill that are uniquely suited to high value specialty crops such as blueberries and raspberries second only to the Bayfield fruit production area. There are presently no commercial specialty crops being grown in the area. Most of Maple Hill is wooded and is increasingly being developed to housing uses.

According to the United States Department of Agriculture: Natural Resources Conservation Service, farmlands may be classified under or consist of the following characteristics:

Farmland of Statewide Importance. This is land, in addition to prime and unique farmlands, that is of statewide importance for the production of food, feed, fiber, forage, and oil seed crops. Criteria for defining and delineating this land are to be determined by the appropriate State agency or agencies. Generally, additional farmlands of statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce as high a yield as prime farmlands if conditions are favorable. In some States, additional farmlands of statewide importance may include tracts of land that have been designated for agriculture by State law.

Locally Unique Farmlands: Land other than prime farmland that is used for the production of specific high value food and fiber crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to economically produce sustained high quality and/or high yields of a specific crop when treated and managed according to acceptable farming methods. Examples of such crops are

citrus, tree nuts, olives, cranberries, fruit, and vegetables. Within the Town of Washburn, these soils identified under this classification are uniquely suited to the production of small fruit and vegetable crops. A combination of soil characteristics and microclimate (elevation and proximity to Lake Superior) make these soils very well suited to specialty crop productions with the use of appropriate management practices.

Locally Important Farmlands: In some local areas there is concern for certain additional farmlands for the production of food, feed, fiber, forage, and oilseed crops, even though these lands are not identified as having national or statewide importance. Where appropriate, these lands are to be identified by the local agency or agencies concerned. In places, additional farmlands of local importance may include tracts of land that have been designated for agriculture by local ordinance. Within the Town of Washburn, these soils are important and well-suited to the production of grain and hay crops. Appropriate soil and water conservation practices are necessary to protect against excessive sheet and rill erosion.

A significant amount of existing agricultural land located in these farmland classifications and soil areas needs to be preserved to insure the existence of viable farms in the Town. (*Refer to Map 7-1: Town of Washburn Locally Important and Locally Unique Farmlands Map*). This map can provide a resource for encouraging, preserving and protecting certain areas of the Town for existing and future agricultural uses.

All of these land uses continue to be an important element and activity for the Town and the surrounding communities. The Town's 2001 Land Use Plan and the Comprehensive Plan continue to guide these areas for rural or agricultural use at least through the year 2027. While the Plan does not dictate or require the continued agricultural use of the land, the Plan suggests that these lands provide an opportunity to maintain these rural farming and agricultural activities in place, and provide personal or employment opportunities for the residents.

Residents identified preserving the visual character of the Town as a major objective. The mix of agricultural fields and wooded areas defines the landscape to be preserved. All available agricultural lands are presently being utilized to support livestock residing in the Town. Numerous studies show that lands in agricultural uses have a more favorable impact on a towns' budget than housing development and its attendant infrastructure requirements.

Altering farm fields to housing uses will jeopardize the remaining agricultural activity in the Town. A number of experts suggest fuel prices will continue to rise making imported food increasingly more costly to residents. It will become important to preserve agricultural fields so as to enable residents to provide more of their own locally grown foods. This principle is defined as one of the most significant activities a municipality can do to work towards a more sustainable community. Supporting local farms



Typical dairy farm

will also have a positive economic impact by circulating money locally instead of exporting wealth. Financially supporting local farms will help insure agricultural lands remain in farming uses thereby maintaining the desired visual character of the Town.



Typical livestock pasture



Typical pasture/grazing field with stables and riding areas



Typical alfalfa field for pasture/cutting/grazing



Alternative Agriculture Use: Apiaries or Bee Keeping

NATURAL RESOURCES

Throughout its history, natural resources in and around the Town of Washburn have attracted people seeking a quieter, rural lifestyle than one typically found in the urbanized areas. In particular, the nearby Chequamegon Bay, along with the area's forests, iron ore, and brownstone resources had a tremendous impact on the economy and physical development of the Town and the surrounding communities. Today, natural resources cannot be viewed simply as a commodity. Although some of these resources no longer have the impact they once did, there still can be recognition that natural resources provide an immeasurable value to a community. They can contribute greatly to the Town of Washburn's quality of life and provide opportunities for recreation and tourism, which in turn help the Town's economy and attracting of new residents. Natural resources help make Washburn a desirable and healthy community to live in. Therefore, conservation and effective management of these natural resources are critical to Washburn's future. This section provides an overview of key natural resources in Washburn.



Sioux River fishing bar (from County Hwy C)



Sioux River valley (from County Hwy C)

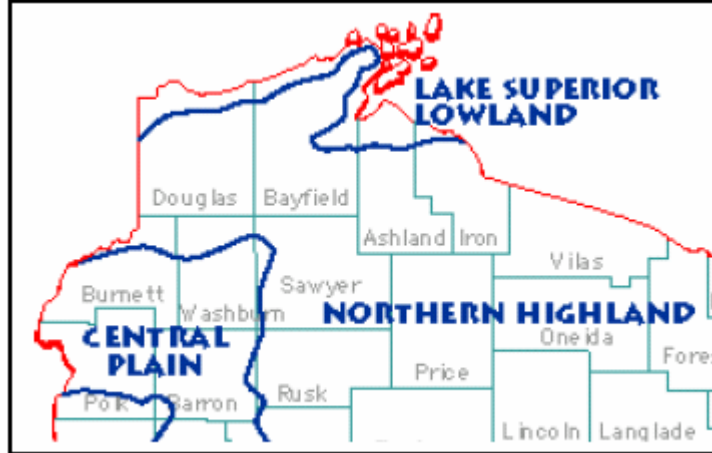
Geographical Province and Topography

The Town of Washburn comprises almost 54,400 acres or 85 square miles. Almost 37,000 acres (68%) are within the boundaries of the Chequamegon National Forest to the west and about 17,400 acres (32%) are situated outside of the forested area to the east. The land generally slopes from the highest terrain in the west toward the lower elevations in the east. The highest point is approximately 1,470 feet above sea level and is located about 2 miles west of Rib Lake. The lowest point is about 620 feet above sea level where Thompson Creek flows out of the Town into the City of Washburn, and eventually down to Lake Superior, where the mean lake elevation is approximately 602 feet above sea level. This change in elevation allows for wonderful views of Lake Superior/Chequamegon Bay from various vantage points throughout the Town. (Refer to Map 7-3: Town of Washburn Relief/Elevation Map).



View of Lake Superior(background) from Nevers Road – Approx. 400 feet above Lake Superior (SWB, Inc.)

The character of the land differs rather markedly between the eastern and western sections of the Town. The character of the land was shaped by the geological history, especially that of the last 10,000 years. As the last of the Pleistocene glaciers that had covered all of Northern Wisconsin melted back to the northeast they left behind thick deposits of sediments over the ancient sandstone bedrock. The highlands of the western



part of the Town sat between two glacial lobes and received huge amounts of melt water, and sediment flushed out of the melting glacial ice. The glacial outwash deposits are predominantly sand and gravel, and are up to several hundred feet thick in the western part of the Town. Once the ice margin had melted far to the northeast, the western Lake Superior Basin was occupied by a large glacial lake. Although the lake level fluctuated due to the instability of the ice margin to the north, the shoreline of the lake sat at an elevation of about 1100 feet long enough to develop a well-defined bench in the topography. Today, the shoreline of the old glacial lake is evident in the landscape as a flat step at an elevation of 1100 feet that rings nearly all of the hills above that height. The old shoreline has deposits of well-sorted sand (little gravel or clay). It also marks the boundary between areas underlain primarily by silt and clay deposited in the glacial lake in what is now the eastern part of the Town from areas of outwash sand and gravel above the old lake level in the western part of the Town.

The glacial-age sediments largely control the flow of surface water and groundwater in the Town. The sand and gravel in the west is very permeable and so precipitation infiltrates and mostly drains from the land via groundwater. Some of these areas have such highly permeable sediments that the groundwater flow is relatively rapid and the water table is at great depths, many tens of feet below the land surface. In the eastern section underlain by the finer silt- and clay-rich sediments the water cannot infiltrate as readily and runs off as streams. In many areas, the fine sediments act as a layer of low permeability that confines an artesian aquifer in underlying sandy and gravelly sediments. Where the silt and clay confining layer is missing or breached, groundwater can come to the surface as springs or flowing artesian wells.

Since the end of glaciations and the establishment of the shoreline of Lake Superior at or near its current level, the landscape has been further modified by erosion and deposition by modern streams. The relatively soft sediments, particularly the finer-grained silt and clay, have had deep ravines carved into them by the major rivers, such as the Sioux River and Thompson Creek. In general, the Town of Washburn's topography is an amenity. The primary areas where the existing topography could present a development concern are steep areas near the lake and along creeks and ravines (*refer to Chapter 8 – Map 8-3: Town of Washburn Future Land Use w/ Sensitive and Transitional Overlays for additional information*).

Soils in the Town of Washburn

The United States Department of Agriculture Natural Resources Conservation Service prepared a soil survey for Bayfield County that provides valuable information regarding potential development constraints, suitability for vegetation, and so on. However, this soil information is somewhat generalized and is not always 100% accurate or indicative of true soil conditions on a specific site. True representation of soils can be made by means of detailed soil borings on sites, if necessary. (*Refer to Map 7-4: Town of Washburn General Soils Map*).

Till Soils Within Sandy Areas: This map unit exists in the higher elevations of the Town of Washburn, within the Bayfield sand plain. It has been set apart for the sand plain because the slightly loamier textures of the soils increase the nutrient holding capacity as well as the available water holding capacity. The increase in these soil properties lends to these soils being able to support richer forest habitat types. The soil series in this map unit include Keenan, Stanberry, Pence and Karlin. The map-unit is predominately well drained but small areas of organic soil exist.

Clay Soils: This map-unit exists on the lower elevations in the Town of Washburn on what is referred to as the clay plain. The majority of the soil profile has a texture of clay but some stratification of sand and loamy materials is common below 40 inches. Because slight differences in elevation and shape of the landscape surface, this map-unit ranges from well drained to poorly drained, often within short distances.

The clay texture of the soils in this map-unit leads to a series of limitations. Clay soils have slow to very slow permeability, which results in high runoff rates during rainfall events, ponding in depressional areas and limitations for conventional septic systems. Dwellings with basements can be difficult to install and maintain in these soils because the shrink and swell nature of the clay and because of wetness concerns.

This map unit includes the soil series Cornucopia, Portwing, Herbster, Happyhollow and Odanah.

Sand Over Clay: This map unit is often referred to as being in the transitional area because it separates the Sandy uplands of the Bayfield sand plain from the clay plain in the lower elevations. The soils in this map unit are moderately well drained to somewhat poorly drained. Because these soils have a sand cap, which has a high permeability, over clay, which has a low permeability, lateral subsurface flow is common. This subsurface flow tends to result in seeps and wetness issues with dwellings with basements. Road stability can also be compromised unless appropriate steps are taken to address soil/ subsurface flow issues. Also the subsurface flow creates unique conditions for agriculture and forestry, with some species thriving.

Soil series common in this map unit include: Kellogg, Ashwabay, Allendale, Cublake, Crosswell, and Manistee.

Sandy Soils: This unit occurs on the higher elevations in the Town of Washburn. The soils in this unit are predominantly sand textured and well to excessively drained, although minor inclusions of organic and poorly drained soils exist. Sand textures result in low available water capacity, low nutrient holding capacity and high permeability. All three of the previous conditions lead to nutrient poor and droughty conditions, which can limit production of some tree species and agricultural crops. The high permeability of these soils makes this unit an important area for groundwater recharge, but also provides a poor filter for contaminants. Soil series common in this map unit include: Rubicon, Sultz and Vilas

Wetland Soils: These areas are wet for part to most of the year and are typically capable of supporting wetland vegetation. Many are poorly or very poorly drained mineral soils but organic soils are common in this unit. This map-unit is severely limited for almost all potential land uses. Because of the stratified nature of the surrounding areas and subsurface lateral flow of water, many areas do not freeze in winter, making winter logging difficult. Soil series common in this map unit include: Kinross, Lupton, Cathro, Wakely and Tawas.

Steep Ravines and Floodplains: These are excessively drained soils on ravines. Some areas are freshly undercut by streams and are slumped. Typically these soils are stratified loamy, sandy, and clayey materials with water seeps exiting some strata. Ravine bottoms include streams or rivers and alluvial deposits. All land use in this map unit is severely limited because of the steep slope and stratified nature of the soils.

Refer to the Bayfield County Soil Survey for more detailed information about the Town of Washburn's soils. The link for this service can be accessed at the following: <http://websoilsurvey.nrcs.usda.gov/app/>

Surface Water and Groundwater Resources

The Town of Washburn has abundant and outstanding water resources that contribute to the economy, health, and identity of the Town. The Town's water resources also provide tremendous recreation opportunities for residents and visitors. The following provides a brief description of water resources in the Town. Refer to Chapter 4 of this Plan for additional information.

As indicated by Table 7-A (following page), owing to differences in geology and soil types, the Town of Washburn's major drainages are located in the eastern third of the Town. The 2.7 miles of streams located within the portion of the Town within the National Forest are all headwater areas. Important surface waters in the Town include: the Sioux River and Four Mile, Thompson, Bono, Boyd, and North Whittlesey Creeks.

TABLE 7-A: SUMMARY of STREAM MILEAGE and LAKE ACREAGE		
	Outside Forest Boundary	Inside Forest Boundary
Miles of Streams	71.7	2.7
Acres of Lakes	7.1	137.3

The Sioux River originates in the Town of Washburn and flows 17 miles northeast, emptying into Lake Superior through the Sioux River Sloughs, an extensive wetland estuary complex north of the City of Washburn (and outside the Town). The Lake Superior Bi-National Program identified the Sioux River Sloughs as important to the integrity of the Lake Superior ecosystem because of its rich coastal wetlands, rare communities, and vital functions for planning objectives, and fish and wildlife spawning and nursery grounds. Protection of the entire Sioux River watershed should be a priority.

The entire Sioux River is listed by the WDNR as outstanding resource water and several high quality trout streams are tributary to it. The river is a Class II trout fishery for roughly half of its length, and a Class I fishery from County Highway C west. There are Class II and III tributaries in the Town as well. Rainbow and brown trout are most abundant, with some coho salmon. There are also a fair number of resident brook and brown trout. The red clay soils within the drainage allow little absorption, creating high runoff, extensive fluctuations, silt loads, and bank erosion. The watershed supports agriculture and forestry among its activities. Past water quality evaluations indicated clear and cool waters upstream, with downstream areas carrying a light load of suspended clay particles. The Sioux River was identified by the WDNR Natural Heritage Inventory Lake Superior Coastal Wetland Evaluation as an aquatic priority site. The macroinvertebrate fauna was diverse, with 35 taxa present, four of which are rare. Caddisflies, mayflies and beetles were dominant. Management concerns noted included turbidity, low flow, filamentous algae and silt.

Two unnamed tributaries to the Sioux River are also classified as trout streams and one is considered a WDNR outstanding resource water. This stream supports a Class II trout fishery, flowing some 3 miles south from its headwaters in Section 32 (T49N-R5W) inside the Town. This stream enters the Sioux River in Section 4 in the Northeast corner of said section. It supports a resident population of brook and rainbow trout as well as migratory runs from Lake Superior.

The other tributary is a Class III trout stream for brook and rainbow trout, with some migratory species from Lake Superior. WDNR has noted that the river supports stunted (small) fish, which may be due to a lack of in-stream food sources. This stream originates from wetlands on the southeast end of Long Lake at Section 7 (T48N-R5W). A six-foot rock water control structure creates a small impoundment in Section 7. It enters the Sioux River in the Northeast corner of the southwest corner of Section 4.

Four Mile Creek is also classified by the WDNR as an outstanding resource water. It is a major tributary of the Sioux River and lies almost entirely in the Town of Washburn, the first 0.8 mile of it within the National Forest. Four Mile Creek is a Class I trout stream. It supports mostly brown and rainbow trout along with some brook trout and provides spawning areas for several migratory trout and salmon species from Lake Superior. This

creek has good in-stream cover, with undercut banks and pools. In a project recently implemented by the Forest Service, the portion of Forest Road 697 that crosses this stream was improved to reduce siltation from runoff coming from the road. This headwaters area of Four Mile Creek is also unique enough to the National Forest that it merited special protection under the Chequamegon and Nicolet National Forest Land and Resource Management Plan (Forest Plan). This area is one of the few on the Washburn Ranger District that has clay plain soils, and also has a small population of Canada Yew, a plant that has become scarce because of browsing by deer.

Thompson Creek is listed as a WDNR outstanding water resource. It is a spring fed Class I trout stream which originates in, and flows through, the Town's southeast corner for about 3 ½ miles before it enters Lake Superior in the City of Washburn. It supports mostly brook trout with some brown and rainbow trout and provides spawning areas for several migratory trout and salmon species from Lake Superior. During survey work conducted as part of the Natural Heritage Inventory's coastal wetlands evaluation, no rare species of macro-invertebrates were found and overall taxa richness was low (0-4 species). Stream bank erosion, silt, and low flows were significant contributors to impaired habitat quality at the survey site, and livestock, barnyards and cropland were noted as sources of pollutants with potential to affect the stream. Both Four Mile and Thompson Creeks have red clay soils, which result in high runoff after each rainfall causing stream bank erosion and high silt loads. It would be important to reduce soil erosion and maintain a vegetative buffer along these stream banks.

Bono Creek (Class II trout stream), Boyd Creek, and the north fork of Whittlesey Creek (Class I and II trout stream) originate in the southeast corner of the Town, but leave the Town shortly thereafter. Protection of these headwaters is important for maintenance of water quality and fisheries. The headwaters of the North Fork Whittlesey Creek drains a region that was recently clear-cut, then passes through agricultural areas and pasture land before reaching Whittlesey Creek. This stream is a part of the WDNR Whittlesey Creek Small-Scale Priority Watershed Project.

As shown in Table 7-A (*previous page*), the situation with lakes and ponds is the reverse of that for streams, with about 137 acres within the National Forest compared to about 7 acres elsewhere. Again, this is due to the distinctive geologies and soil types prevailing in the two areas. Outside of the National Forest, all of the lakes are small, unnamed ponds, with the largest less than 3 acres in size. The largest lake within the National Forest is 32 acre Long Lake, where the Forest Service maintains a popular swimming beach. Other named lakes include Twin Lakes (where the Forest Service maintains a campground), and Sunken Camp, Rib, Pine, Moose, Horseshoe, Hoist and Cabin Lakes.

The forested landscape along stream corridors also provides an important benefit to wildlife. Riparian areas are commonly recognized as important corridors for animal movement and plant dispersal. Nearly 70% of vertebrate species in an area will use riparian corridors in some significant way during their lifetime. Forested habitat along stream corridors within the Town of Washburn provide breeding, foraging, and migration habitat for a variety of wildlife species including abundant game species and federally threatened bald eagles, recently de-listed gray wolves, and state species of concern northern goshawk. Numerous species of birds (especially during migration), and aquatic furbearers, such as otter, mink, and beaver, also depend on these riparian corridors.

The Town of Washburn has a unique opportunity to protect its resource waters. Because many are still relatively undeveloped, they remain in natural or nearly natural condition. It benefits both people and wildlife to prevent damage to these resources rather than investing in costly restoration projects. If an appropriate sized buffer of forest is maintained around headwaters and along stream corridors, these riparian areas will continue to provide important services to the community, including flood control, erosion control, and water quality protection, at little cost. Riparian areas also serve as places for local recreationists and tourists to hike, picnic, and sport fish and function as essential links between aquatic, floodplain, and upland habitats for animals and plants.

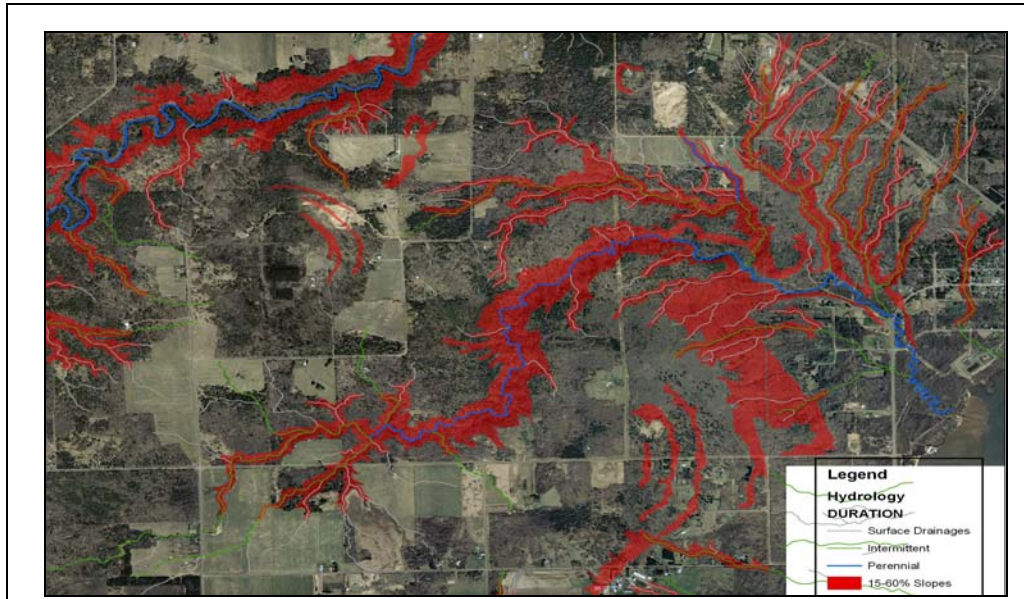
Sound planning considers not only preservation of the function of natural systems but also maintaining or enhancing their viability and long-term sustainability. It should be recognized that natural systems are made of many individual components, which are linked through natural cycles, food chains, and ecological relationships. As the Town of Washburn continues to grow, careful consideration should be given to the natural community to maintain the existing balance between development and the environment. When evaluating land altering activities, the community must take into account natural conditions, such as the presence of wetlands, floodplains, and steep slopes that can severely constrain or prohibit some or all forms of development. The most important objective for drainage areas in the Town of Washburn should be to protect headwaters of streams and maintain a forested landscape along riparian corridors. Riparian corridors include the stream channel and adjacent land, which may be influenced by high water tables, flooding, or the ability of soils to hold water. The steep topography of many of the Town's stream corridors combined with impervious soil types should be given consideration in any setback recommendations. It is also important to protect the integrity of non-navigable streams (i.e. streams that do not appear on 1:24,000 topographic maps) to ensure their continued function when they do contain water. Landowners at headwaters and along drainage areas should be encouraged to maintain forested landscapes through zoning, education, and conservation incentives.

Watersheds. The Town of Washburn is located in the Bayfield Peninsula Southeast Watershed, one of Wisconsin's 16 watersheds that drain into the Lake Superior Basin. This watershed includes the eastern half of Bayfield Peninsula and most of the Apostle Islands. Because a watershed does not follow political boundaries, it is critical that neighboring and overlapping jurisdictions in the watershed cooperate on all matters affecting the watershed. The Bayfield Peninsula Southeast Watershed is particularly sensitive because the watershed consists of highly erodible, red clay soils that could eventually make their way to Chequamegon Bay where they could degrade water quality and plant and animal habitats. Poor land and water management anywhere in the watershed can adversely affect areas downstream and ultimately Chequamegon Bay. The Town of Washburn has many streams and rivers that contribute to the drainage and quality of this watershed, so it is important the Town makes every effort to ensure the water quality that leaves the Town is void of as much negative or harmful runoff or materials that may damage or affect the overall quality of this important watershed and Lake Superior in general.

The Thompson Creek watershed is very sensitive and susceptible to severe change if altered and developed upon. Within the watershed, we can see the many different intermittent, surface water and perennial drainages that flow through the Town (*refer to Figure 7-1 on the following page*). As well, we can also see that many steep slopes

surround the water channels. The steepness in slope has many severe implications for erosion. If these waterways are restricted or developed upon, then possible flooding could ensue from erosion. For instance, the construction of the (possible) golf course could lead to an increase in surface water runoff due to the removal of vegetation as well as alteration of drainages and thus lead to flooding and excessive sedimentation within the wetlands near the mouth of Thompson Creek. This risk for erosion, wetland sedimentation and flooding is due to the clayey soils that primarily make up the Thompson Creek watershed.

Figure 7-1: Intermittent, Surface Water and Perennial Drainage ways



Source: USGA and USDA-Natural Resources Conservation Service
(Oliver Adams)

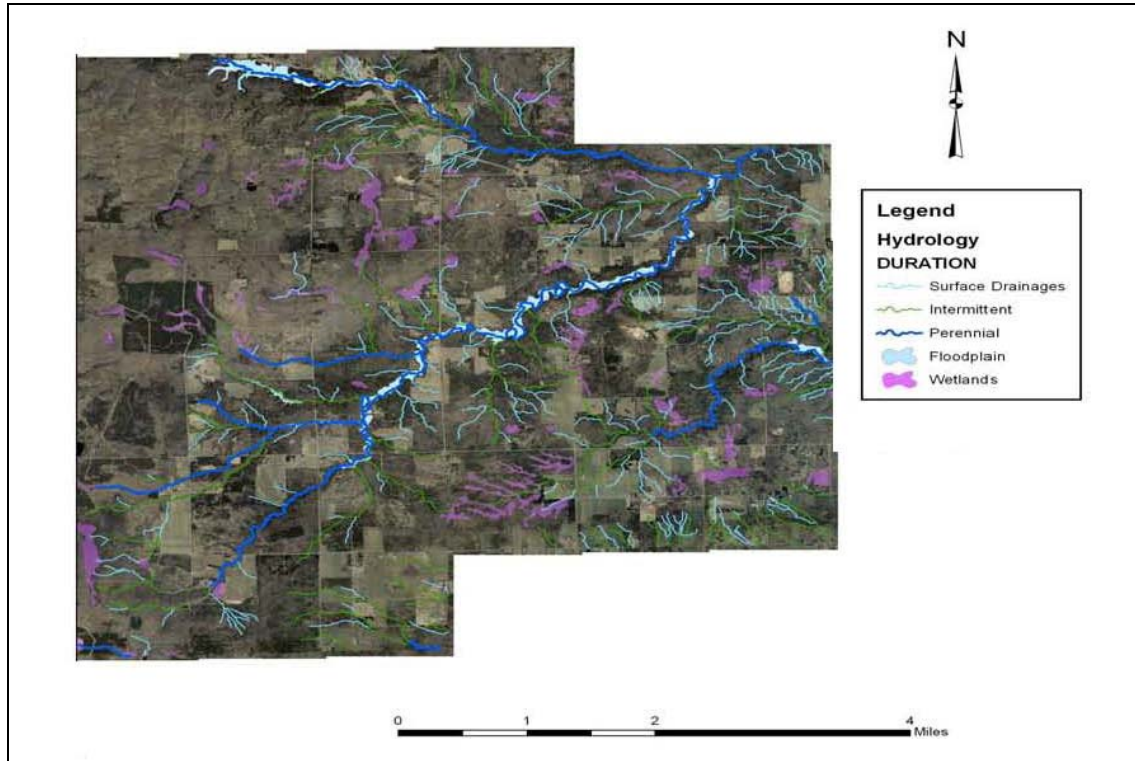
Wetlands. The Wisconsin Wetland Inventory generated by the WDNR identifies 80,252 acres or about 8.5% of Bayfield County as wetlands based on 1991 aerial photography. The Wisconsin Wetland Inventory is useful for general planning purposes, but it does not reflect the exact boundaries of all wetlands in the Town. Consequently, it is important to delineate and evaluate all wetlands on a property before considering development.

Wetlands are not wasted lands that constrain development. On the contrary, wetlands provide many benefits, including water quality protection, groundwater recharge and discharge, flood protection, and wildlife habitat. To that end, the Town should continue to ensure their protection.

Floodplains. Two significant floodplains present inside the Town are located along the upper portion of Four Mile Creek and along the middle to lower Sioux River water channel (refer to Figure 7-2 below). A small segment is also present along the far-east edge of the Town border (with the City of Washburn), where Thompson Creek leaves the Town and enters into the city. Areas susceptible to flooding are unsuitable for development because of risks to lives and property. Any proposed development or redevelopment in or near the floodplain should be surveyed to ascertain the precise boundary of the floodplain. Erosion within these separate watersheds will increase sediment loads into the respective

waterways, thus increasing the risk of floodplain soils and contaminants into the wetland areas. This could lead to biodiversity loss, reduction in water quality flowing into Lake Superior, and an increase in soil saturation within and around the wetlands.

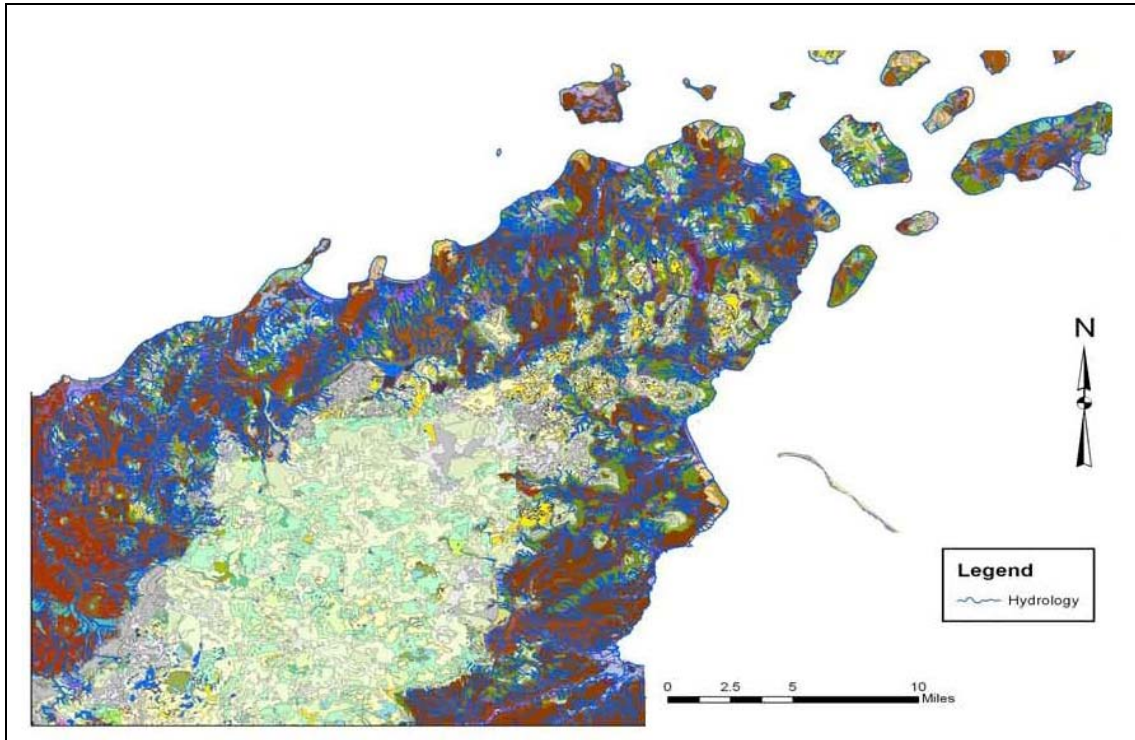
Figure 7-2: Floodplains & Wetlands



Source: USDA-Natural Resources Conservation Service

Groundwater. The interior of Chequamegon Peninsula consists of very sandy soils that serve as the groundwater recharge areas for the entire peninsula (*refer to Figure 7-3 – following page*). The sandy soils are depicted in this image as the lighter colored areas in between the blue rivers and reddish clays. The depth of sand approaches up to several hundred feet primarily in areas within the National Forest. The permeability of sandy soils serves as a limitation for a number of reasons. First, pollutants can travel easily through the soil and contaminate the groundwater. Furthermore, the groundwater in our area can remain in the ground for several years to several hundred years and thus precautions need to be done now in order to preserve water quality in the future. Secondly, these soils, of which most reside in National Forest lands, are good for building roads due to the ease in construction of roads in sandy soils as well as maintenance. However, this ease should not lead to constructing new roads because of implications of contamination in the groundwater. Instead, use of existing roads (logging roads) should be first option in expansion of infrastructure.

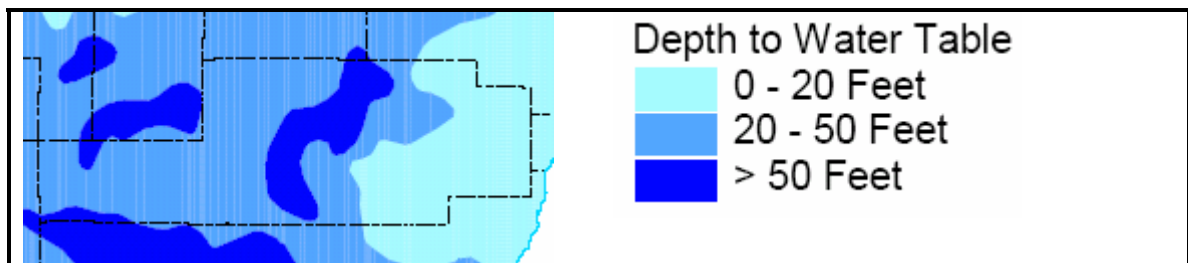
Figure 7-3: General Soils of Bayfield County



Source: USDA-Natural Resources Conservation Service

All of the Town of Washburn’s drinking water comes from groundwater, by means of personal wells. The Town of Washburn has rated its groundwater quality as generally good to outstanding. The Town needs to be diligent in ensuring that groundwater remains safe for future generations. The diagram on the following page (*refer to Figure 7-4*) illustrates the depths to water tables for the Town. Overall, the depths of 0-20 feet are located in the eastern one-third of the Town, where most of the residential dwellings are located. The deeper depths of 20-50 and greater than 50-feet are located in the U.S. Forest areas.

Figure 7-4: Groundwater Depths



Source: Bayfield County

Impaired Waters. There are no impaired waters in Washburn as defined by Section 303 of the Clean Water Act. Nevertheless, Washburn and neighboring and overlapping jurisdictions should work to maintain and/or improve surface water quality in the region.

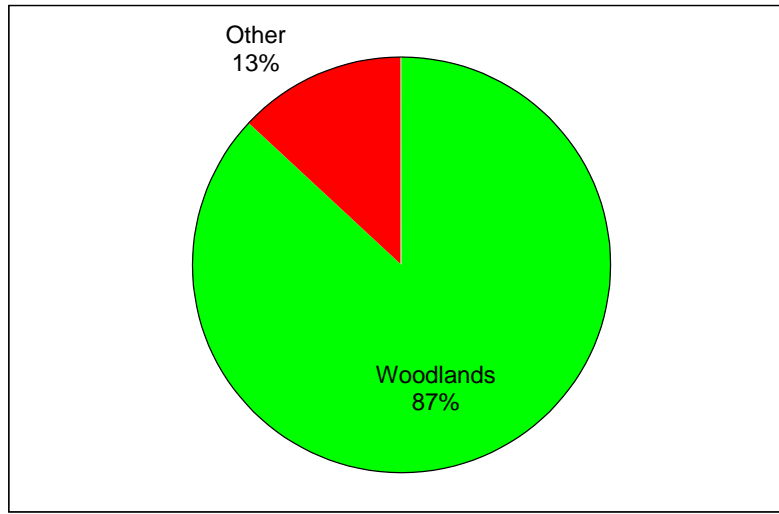
Vegetation of the Town of Washburn

At the time the first European visitors reached the shores of the Chequamegon Bay, the area that encompasses the present-day Town of Washburn was predominantly forested. These forests were however, different in many ways from the ones found here today. From historical record and surveys of the area, the Town was dominated by northern hardwood stands, including sugar maples, yellow birch and hemlocks. The moist clay soils in the eastern portion of the Town were dominated by a mixture of red and white pines, with small pockets of northern hardwoods and oaks. The areas where the soils are very sandy and dry consisted of scrub oak and savannah-like conditions.

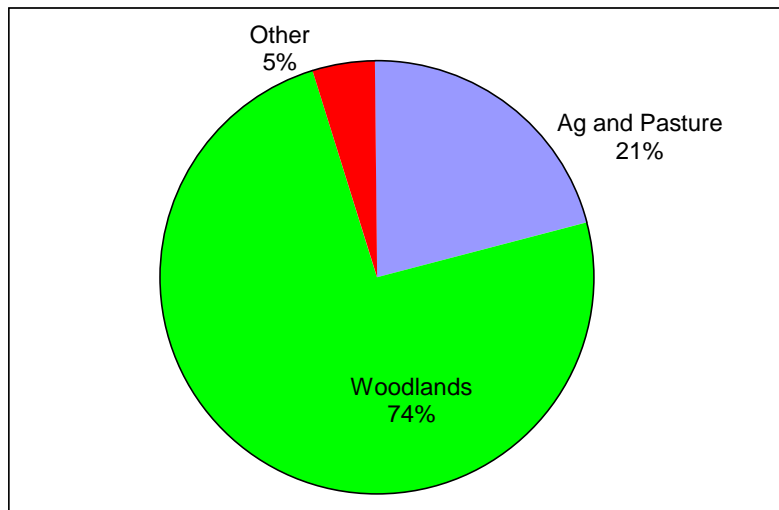
Upon the completion of the cut-over and widespread logging operations of the area, a brief period of farming took place; however, many of these farms were abandoned due to the dry, sandy conditions. What remained was a largely cutover landscape. Today, the western two-thirds of the Town's 54,000+ acres are within the boundaries of the Chequamegon-Nicolet National Forest. The National Forest was created from the driest portions of the area where farming was marginal at best. At the time, the nation was in the grips of the Great Depression, and the creation of the Forest was part of the effort by the President and Congress to help pull the country out of the economic quagmire. For years, these lands were referred to as "the lands that nobody wanted". Since then, the forests have grown back, sometimes helped by tree planting and other reforestation efforts, including the work of the Civilian Conservation Corps (CCC) referenced in the section on Cultural Resources – another program formulated to battle the Great Depression.

When discussing the vegetative cover of the Town, it is useful to discuss the lands within the boundaries of the National Forest separately from those outside of it. This is appropriate for two reasons. First, the Comprehensive Land Use Plan is only applicable to the lands outside of the boundary. Second, the National Forest lands are managed very differently from private and other lands outside of the boundary, and so a summary that included those Federal lands would obscure the patterns prevailing on the mostly private lands outside of the National Forest.

The following chart (*refer to Figure 7-5 on the following page*) illustrates the vegetative composition of the portion of the Town located within the boundaries of the National Forest. This area includes some private lands within those boundaries, but these are minimal. This information and that following for the remainder of the Town, is based on satellite images analyzed by the Wisconsin Department of Natural Resources. The interpreted data are known as WISCLAND data. These data, while not necessarily accurate at the scale of individual parcels, is considered reliable when averaged over an area the size of the Town.

Figure 7-5: Vegetation Inside of National Forest

As would be expected, nearly 90% of the area within the National Forest is in woodland cover. This value would be higher except that a portion of the National Forest is being managed to restore savannah type conditions that were more common prior to European settlement. More information about these areas may be found in the Wildlife section. These areas are undoubtedly showing up as the grasslands and shrublands that comprise most of the “other” acres. The next chart (*refer to Figure 7-6 below*) illustrates the composition of the land cover for the portion of the Town outside of the National Forest boundary.

Figure 7-6: Vegetation Outside of National Forest

Almost three-quarters of this area is occupied by woodlands, with most of the remainder in pasture and lands under cultivation. The “other” category is mostly shrublands, but also includes wetlands and areas devoid of vegetation. Most of the agricultural and pasture lands are located in the easternmost portion of the Town where there are better soils for agricultural purposes. Many of the pastures and hayfields were once under cultivation, but are now managed primarily for forage for beef cattle. As described in the Agriculture

section, only one dairy operation remains in the Town, located in this area of better soils. Between pastures and fields and in the area between the clays of the east and the dry sands in the National Forest, most of the land has grown back to forests. Except for a few pine plantations, most of this has been through natural regeneration. These woodlands do much to contribute to the rural feel of the Town so prized by its citizens, as well as providing opportunities for hunting, hiking and other similar activities. Out of the nearly 13,000 acres of forest land within the non-National Forest portion of the Town, over 5,100 acres are enrolled in the Forest Crop or Managed Forest program administered by the Wisconsin Department of Natural Resources (WDNR). This participation in these programs, which offer tax incentives in return for a commitment to sustainable forest management, offers a hopeful sign that many landowners intend to maintain their lands in forest cover.

Forested Lands.

Forest areas cover 92% (50,531 acres) of the land area in the Town of Washburn. The federal forest land, officially known as the Chequamegon-Nicolet National Forest, constitutes 36,739 acres (73%) of this total and private woodlands represent the remaining 13,792 acres (27%). Forests provide economic and recreational benefits for people and habitat for many plant and animal species.

The forested land in the Town of Washburn occupies two ecological landscapes, the Superior Coastal Plain and the Northwest Sands. The Superior Coastal Plain is Wisconsin's northernmost Ecological Landscape. Historically the Superior Coastal Plain was almost entirely forested. A distinctive mixture of white pine, white spruce, balsam fir, paper birch, balsam poplar, trembling aspen, and white cedar occurred on the lacustrine clays. White pine was strongly dominant in some areas, according to mid-nineteenth century notes left by surveyors of the US General Land Office. Mesic to dry-mesic forests of northern hardwoods or hemlock hardwoods were more prevalent on the glacial tills of the Bayfield Peninsula. The forest today is relatively young due to harvest practices over the last 100



years. It is dominated by early successional tree types such as aspen and birch, but also contains mixtures of hardwoods (red and sugar maple, red oak) and conifers (white, red, and jack pine, white and black spruce, balsam fir, white cedar, hemlock).

The WDNR recommends the following management opportunities for the Superior Coastal Plain:

- Protection of unique Great Lakes shoreline environments including the biologically rich estuaries at Fish Creek, Sioux River Slough, Sand River, Raspberry Bay, Bark Bay, Lost Creek, Port Wing, Allouez Bay, and the lower St. Louis River.
- Protection, management, and restoration of clay plain boreal forest (dominated by conifer species), a greatly altered and diminished forest community that occurs nowhere else in the state, and is important for maintaining the water quality of the streams that feed Lake Superior.
- Increase conifer cover, forest patch size and connectivity, and late successional forests to counter the effects of fragmentation and re-establish diminished habitats.
- Protection, management, and restoration of stream corridors.
- Maintenance of extensive forest habitat on the Bayfield Peninsula.

The Northwest Sands Ecological Landscape (ranging across Bayfield, Douglas, Burnett, Washburn, and Polk counties) is a large glacial outwash system. Soils are deep sands, which are low in organic material and nutrients. Historic vegetation at the time of the General Land Office survey was dominantly jack pine and scrub oak forest and barrens. White and red pine forests were also a sizable component. Numerous barrens occurred in the southwest half of the Ecological Landscape, and a few large barrens within the northeast half. Most of the trees in the barrens were jack pine.

The northern section of the Moquah or Bayfield Barrens lies in the Town of Washburn and is under special management by the US Forest Service. Due to past forest management practices and fire suppression, barrens, a savannah-like habitat, has become a rare ecosystem both locally (<3% remains in Wisconsin) and globally. Wisconsin's Natural Heritage Inventory for the Northwest Sands Ecoregion shows that occurrences of endangered, threatened, and species of special concern are widespread and abundant.

The NW Sands area barrens support numerous and diverse bird species due to the complexity and diversity of the various ecological communities found there. A breeding bird survey of barren's habitats ranging from open areas to pine-dominated forests found 110 different upland bird species. The open barrens habitat is especially important for some grassland or brushland associated species that are uncommon anywhere else in the state. These include the sharp-tailed grouse, upland sandpiper, clay colored sparrow, and vesper sparrow. Additionally, Kirtlands warbler, a federally endangered species that is dependent on early stages of jack pine regeneration, may be capable of colonizing this area.

The NW Sands Area also contains a wide variety of mammals, most notably the badger. Badgers prefer habitat with soils that are easy to dig in and that support good prey populations of ground squirrels. Open barrens habitat in the NW Sands Area may be important for the badger's survival in the state.

The WDNR recommends the following management opportunities for the Northwest Sands:

- Increasing the extent of dry jack pine-northern pin oak forest and white and red pine restoration.
- Large-scale restoration of oak-pine barrens and wetlands (sedge meadows, marshes and bogs) would benefit many rare birds, herptiles, plants, butterflies and moths, and many other invertebrates found in the Ecological Landscape.
- Other species deserving special management in this Ecological Landscape include wolves and grassland/shrubland birds.

Because the Bayfield barrens lie entirely in the Chequamegon National Forest, the Town Board and citizens do not directly participate in management. However, they do have the opportunity and should be encouraged to comment on forest plans and harvest proposals generated by the US Forest Service.

Forest management should be viewed on a landscape level. Harvest of forested lands within the Town of Washburn should take into account such concepts as watershed protection, forest stand size, age and species composition, soil type, establishment of forested travel corridors for wildlife, snag (dead tree) retention (important for insect eating birds and cavity nesting birds and mammals), and road density, especially in fragile water recharge areas. Because more than half the Town lies within Chequamegon National Forest, we have a realistic opportunity, in partnership with the Forest Service, to achieve reconnection of the Town's fragmented forest. In this way, many corridors of unbroken forest could extend from the eastern reaches of the Town to the Bayfield barrens in the west.

Forest Conservation and Management Programs

Assistance to landowners interested in maintaining important corridors and sustainable harvest of forest resources can seek technical planning assistance from the WIDNR at: <http://dnr.wi.gov/org/land/forestry/private/assist/coopforesters/County.asp?County=Bayfield&SubmitButton=Go> and phone (715) 373-6165; or the Living Forest Cooperative at www.livingforestcoop.com and phone (715) 682-0007.

Other federal and state forestry programs may include the following:

a) *Wisconsin Forest Landowner Grant Program (WFLGP)*

This is a state program administered by the Wisconsin Department of Natural Resources (WIDNR). Cost shares up to 65 percent are available for:

- Development of a management plan
- Tree planting (site prep, planting stock, planting, etc.)
- Timber stand improvement
- Fencing

b) Conservation Reserve Program (CRP)

This federal program, administered by FSA and Natural Resources Conservation Service (NRCS) with WIDNR inputs, provides annual payments up to 50% cost share for:

- Development of management plan
- Tree planting (site prep, planting stock, planting, etc.)

c) Managed Forest Law (MFL)

This Wisconsin state program is entirely administered by the WDNR and provides the landowner a significant property tax reduction. The actual property tax paid will depend upon if the land is open or closed to the public. Upon harvest, a stumpage tax must be paid to the state, based on the average stumpage price. The program is targeted towards:

- Development of management plan
- Tree planting (site prep, planting stock, planting, etc.)
- Timber stand improvement

d) Wildlife Habitat Incentives Program (WHIP) (This program has not been re-authorized by Congress at press time for this Plan and may not be available in the future.)

This federal program, administered by NRCS with WI DNR inputs, provides up to 75 percent cost share with emphasis towards:

- Wildlife practices and plantings
- Wetland restoration
- Farmstead shelterbelts
- Grazing systems

e) Environmental Quality Incentives Program (EQIP)

This federal program is administered by NRCS for individuals engaged in agriculture and provides up to 75 percent cost share for:

- Priority areas
- Tree planting for erosion control, agricultural waste management, stream buffers, ecosystem management, etc.

Forestry Best management Practices (BMP's)

The goal of forestry BMP's in Wisconsin is to help loggers, landowners, and land managers be good stewards by protecting water quality during forest management activities. The Wisconsin Department of Natural Resource's guide titled "*Wisconsin's Forestry Best Management Practices for Water Quality*" outlines in detail the procedures and practices recommended to attain this goal. These practices are voluntary in the sense that they are not legally binding but are strongly recommended by the DNR to ensure clean and safe water in Wisconsin. There are eight subject headings in the Forestry BMP. Each of them describes in detail actions and practices that pertain to the specific topic, including:

- Fuels, Lubricants, and Spills
- Riparian Management Zones

- Forest Roads
- Mechanical Site Preparation and Tree Planting
- Timber Harvesting
- Prescribed Burning and Wildfire
- Chemicals
- Wetlands

Within each of these subjects there are more specific topics covered. For example, the Forest Roads BMP gives instructions for Stream Crossing, Road Drainage, Drainage Structures, Soil Stabilization, and Road Maintenance. The Timber Harvesting BMP includes Planning, Harvesting, Landings, and Skid Trails. For more details, refer to the “Wisconsin’s Forestry Best Management Practices for Water Quality” Field Manual. It is available online or in print form from the WDNR. Additional information regarding forestry best management practices can be obtained from the Bayfield County Forestry Department.

Threatened Species

The United States Fish and Wildlife Service identify several federal threatened species in Bayfield County including the Canada lynx and fassett’s locoweed. For a complete list of federal endangered and threatened species in our area, refer to the US Fish & Wildlife Service web site at: <http://www.fws.gov/midwest/Endangered/lists/state-wi.html>. For state-listed species, see the WDNR Natural Heritage Inventory lists on their website at: <http://dnr.wi.gov/org/land/er/wlist/index.asp?mode=TaxaList&Taxa=A> and/or http://dnr.wi.gov/org/land/er/nhi/CountyMaps/Bayfield_County.pdf.

In addition, the Wisconsin Natural Heritage Inventory identifies many rare plant and animal species and rare natural communities in Bayfield County. However, to protect these species, their specific locations are not readily available to the public. The Town should coordinate with the Wisconsin Department of Natural Resources to ensure that future development in Washburn does not adversely affect threatened or rare species.

Forests are important as cover and food sources for many wildlife species. Habitat requirements vary, but generally speaking, wildlife species associated with rare forested habitats such as mature northern hardwoods and old growth conifer are having more difficulty maintaining population viability than those associated with more common habitats such as aspen.

Two wildlife species in our area are listed as threatened or endangered, the Canada lynx (federal) and American marten (state). Canada lynx are considered extirpated and not known to occur in Wisconsin at this time. American marten live in mature, dense conifer forests or mixed conifer-hardwood forests. They prefer woods with a mixture of conifers and deciduous trees including hemlock, white pine, yellow birch, maple, fir and spruce. Especially critical is presence of many large limbs and fallen trees in the understory, known as course woody debris, which provide places for prey, protection, and den sites. In the past, the cutting of large areas of mature conifer forests destroyed much of the martens’ habitat. A third species, the bald eagle, was recently delisted (June 2007) but the species and nest sites continue to be protected under the federal Bald Eagle Protection Act. Bald eagles nest in mature super canopy trees usually within ¼ mile of lakes or rivers that have adequate food supplies. The primary prey of the bald eagle is fish. Conservation of mature

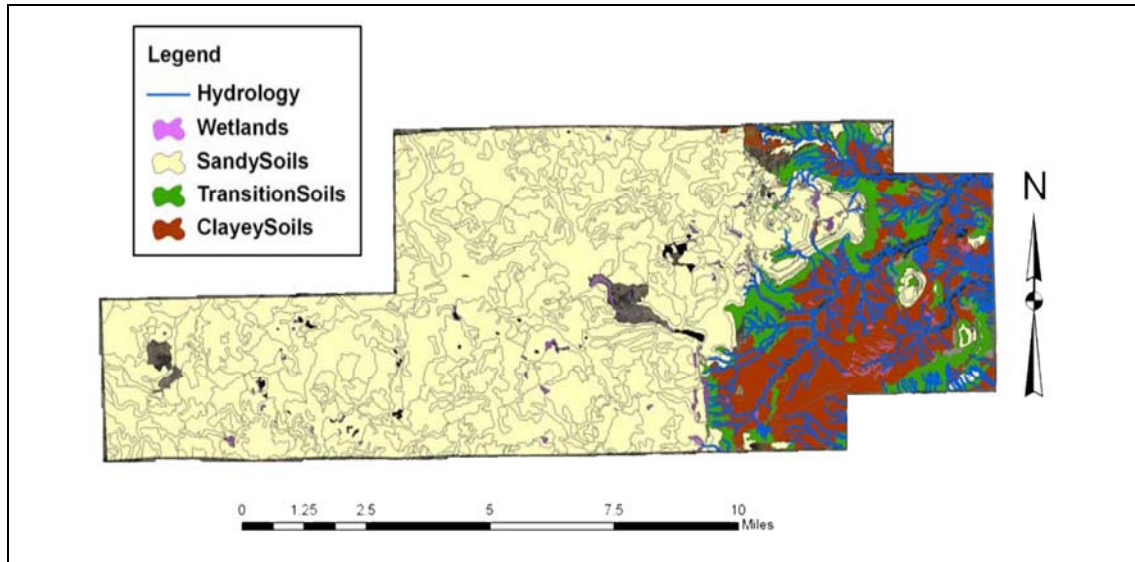
timber, especially white pine, within ¼ mile of lakes and streams would help ensure future nest sites for bald eagles. The WDNR has written a management guide to help landowners co-exist with bald eagles nesting on their property, which is found at the website: <http://www.dnr.state.wi.us/org/land/er/birds/pdfs/BaldEaglesInWisconsin.pdf>. This guide would also be useful to the Town Board in making recommendations regarding development or timber harvest near bald eagle nest areas.

Environmentally Sensitive Areas

The Wisconsin Department of Natural Resources does not identify State Natural Areas within the Town of Washburn. However, the Town should take special care to protect and enhance the trout streams and rivers, creeks, ravines, wetlands, and woodlands.

The sandy soils are sensitive in their own right as noted before, but even more so are the soils around the transition zone of sandy soils going to sand over clay and finally the clayey soils. The transition zone is vastly important to the surface hydrology of the Town (*refer to Figure-7-7 on the following page*). As the depth in sandy soils and groundwater approach the clay layer, wetlands begin to spring up from the ground. The top of the groundwater that rides above the clay layer eventually becomes the origins of the Town's streams or creeks. Groundwater that flows beneath the clay layer is forced under pressure and converted into the Town's source of artesian water.

Continuing about the transition zone, there is about 30-60 inches of sand over clay. This area is very sensitive and needs special attention from private landowners, as well as those responsible for the public lands. First, because of the thin layer of sand over clay, the clay can act as a lubricant for the sand to erode off of if the ground surface is altered. Secondly, because these areas serve as the headwaters for our streams, primarily the Sioux, Four Mile, and Thompson Creek, alteration of the wetlands or other surrounding land could lead to an increase in sedimentation in the rivers and thus decrease water quality and fish/wildlife habitat. Again the Town needs to recognize that all of these sensitive areas must be cared for by restricting development or controlling various land use activities in and around these areas.

Figure 7-7: General Soils of the Town of Washburn

Source: USDA- Natural Resources Conservation Service

Air Quality

Air quality in the Washburn area is relatively good. According to the University of Wisconsin Population Health Institute, in 2005 Bayfield County was ranked the 20th healthiest county out of the 72 Wisconsin counties in health outcomes. This is partly due to the low air quality cancer risk of 21 incidences per 1,000,000, and the low air quality hazard index at 0.3.

Mineral Resources

Mineral resources played an important role in the history of Washburn and the surrounding area. Brownstone was mined in the region from the late 1800s to the early 1900s. A relatively small amount of sand and gravel mining occurs in the Town of Washburn and the surrounding region. These mines help supply base material for road and building construction in the area. It is important that these mines be properly managed and reclaimed.

Invasive Plants

The Town of Washburn is host to a number of invasive plant species most notable of which is Leafy Spurge (*Euphorbia esula*). The highest concentration of this plant in Bayfield County and in all of Northwestern Wisconsin is at the top of Maple Hill. (Refer to Map 7-5: *Invasive Species Locations in the Town of Washburn*). The Town has taken an aggressive approach to halting the spread of and eventually controlling this highly invasive and persistent plant. Since 2004, the Town has cooperated with the Great Lakes Indian Fish and Wildlife Commission (GLIFWC) to control plant populations through a combination of herbicide treatment and biological control. The Town also aggressively uses strategic mowing by the Town Work Crew to assist in the control effort. (Refer to the GLIFWC website <http://www.glifwc.org/invasives/> for more Invasive plant information.)

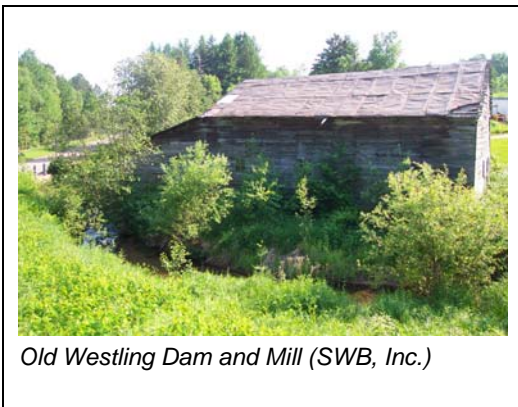
CULTURAL RESOURCES

The Landmarks Commission for the Town of Washburn was formed in 1983 to designate and help preserve historic sites in town. The Westling Dam, Church Corner Cemetery and the Town Hall are currently listed as landmarks. The Town of Washburn remains blessed with much natural beauty and a wealth of natural resources.

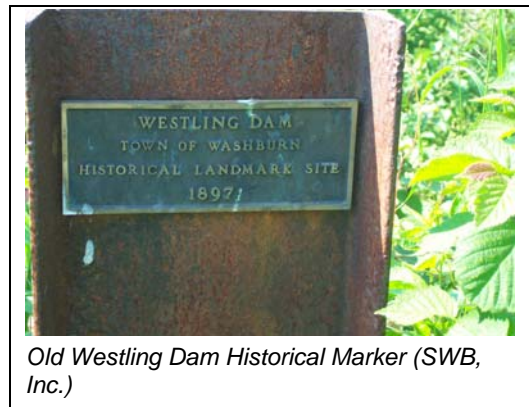
Significant Historical Features of the Town

Westling Power Dam

Another early settler to the current town was Erick Westling who came to the U.S. from Sweden in 1893 and built a log cabin on Church Corner Rd. near Four Mile Creek around 1895. In 1897, he built a larger house and a dam to power a saw to make boards. The Westling's built a new, larger dam nearer the house and produced cedar shingles. The dam was removed in 1985 after a long battle to exempt it from DNR regulations. The Westling's helped build the first telephone line in town in 1906.



Old Westling Dam and Mill (SWB, Inc.)



Old Westling Dam Historical Marker (SWB, Inc.)

McKinley School

Technically, the Engoe School, built in 1894 was the first rural school attended by the town's children. There were eight one and two room schoolhouses in the present Town of Washburn. They were the McKinley (Sioux River), Four Mile Creek, Three Switch, Long Lake, Arbutus, Wilson, Progress, and Maple Hill. In 1910 the Kanstom log cabin on County Highway C was used as a school for one year and is still standing. The McKinley, built on County Highway C in 1904 and used until 1941, is now the town hall and was resided and fitted with new replica windows in 2006. The Maple Hill and Wilson



Old McKinley School House – now Town Hall

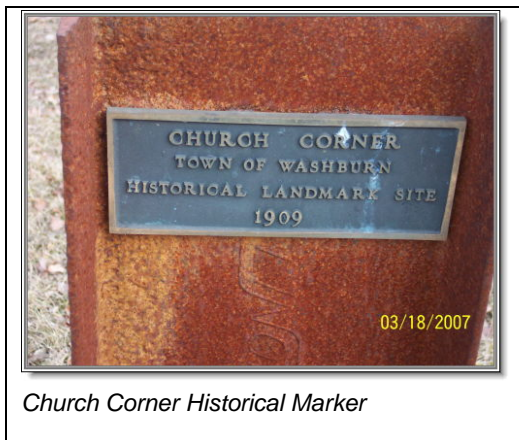
schools were moved to other lots in town. The others no longer remain. The Long Lake and Progress Schools were used for community clubs until the late 1960's. In 1941 the town consolidated with Ondossagon and Washburn districts. Ondossagon closed in 1989, and students now attend Washburn, though home schooling is also popular in the area.

Church Corner Cemetery

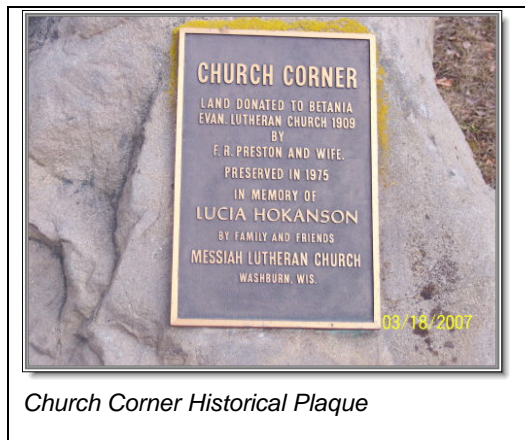
Another historic town site was developed in 1909 when the Betania Evangelical Lutheran Church was built at the NE corner of Church Corner Rd. and Wannabo Rd. by the families of the area: Prestgard, Hirsch, Bergquist, Overby, Moland, Berge, and Anderson. A stable and Grange Hall were also built there. After the church was torn down in 1932, the Grange Hall was moved and cut down and became the Progress School on the corner of Nevers and Bjork Roads. Only four graves remain in the small cemetery there, which is maintained in memory of Lucia Hokanson and Rev. Christianson who served there.



Church Corner Cemetery



Church Corner Historical Marker



Church Corner Historical Plaque

Potter's Farm

Historic Potter's Farm, named for the accomplished writer and lecturer Greta Largo Potter, is used as a retreat. The area is known for its many artists including painters, fiber crafters, musicians, soap makers, wood workers and others.



Potter's Farm Old Field Stone Barn

Other Historical Features of the Town

Moose Lake

From 1850 to 1879 Moose Lake was at the intersection of the St. Croix Stage Trail and the Bayfield-to-Superior Stage and Mail Route. This was a regular stopping point for travelers. At about 1900 there was a logging camp on Moose Lake. A railroad trestle extended into the lake so that logs could be dropped for storage.

Pine Lake Station

From 1870 to the mid-1880s a relay station and roadhouse stood here along the Bayfield-to-Superior Stage and Mail Route. It was abandoned after the Northern Pacific Railroad was extended from Superior to Ashland. Because of the deep sand along the route, the stagecoach could only cross in the winter until 1876 when improvements were made to permit wheeled travel over the entire 80-mile route. Shortly after 1900 the Edward Hines Lumber Company built logging camp structures over the roadhouse site.

“Battle Ax” Railroad Grade

The Washburn, Bayfield and Iron River Railroad, commonly known as the Battle-Ax, was built in 1898 at taxpayer expense through \$215,000 in Bayfield County bonds. County leaders made this investment with the expectation that the Northern Pacific Railroad would establish the Port of Washburn as its Lake Superior terminus. Its nickname came from the brand of chewing tobacco used by the workmen who built the line. The railroad went into bankruptcy and was acquired by the Northern Pacific in 1904. Most of the rails were torn up and salvaged in 1922 when the bonds were retired. The last 10 miles of track to Iron River were salvaged in 1927. Much of the grade is near Forest Road 251 in the national forest. It passes by Moose Lake and, as it approaches Lake Superior, extends northeasterly across Chequamegon Heights Nevers and Wannebo Roads into the City of Washburn.

Brinks CCC Camp

The federal Civilian Conservation Corps (CCC) was established in 1933 to provide employment during the Great Depression and to restore natural resources that were degraded with logging and industrial development. The lumber companies sold sand barrens land to unwary immigrant families who thought they could establish farms. Within one generation the farms failed and the families fell delinquent in paying their taxes. These tax delinquent lands were purchased in 1929 to establish the Chequamegon National Forest. The first U.S. Forest Service CCC camp in Wisconsin was built on the site of the Ora Brinks home. Hundreds of young men from the camp planted rows of jack pines in an effort to restore the forests that were logged off at the turn of the century. No buildings remain on site but a maintenance building was moved to the old A. Zifko farm on Engoe Road and the foreman’s house to an unknown location off Hwy. 13.

GOALS, OBJECTIVES, AND POLICIES

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

Objective 7.1: Protect and enhance the existing agriculture land in the Town, and ensure proper safeguards are in place for future generations, thereby preserving and encouraging the “rural” character and spirit of the Town.

Policy 7.1.a: The Town should encourage sound soil and water conservation practices and educate its residents and provide information about land protection strategies.

Policy 7.1.b: The Town should encourage the support of local agricultural business.

Policy 7.1.c: The Town should discourage conversion locally unique and important farmland to non- agricultural use and encourage utilization of idle farmland for agricultural purposes (e.g. rental of land).

Policy 7.1.d: The Town needs to identify and clearly designate the Town’s locally unique and important farmland areas, and be cognizant of any future development or expansion into these areas, and provide reasonable planning tools, measures or standards that help preserve these areas.

Policy 7.1.e: Promote the preservation of productive agricultural land holdings.

Policy 7.1.f: Explore the development of community produce gardens.

Objective 7.2: Encourage sustainable forest management practices on private and public lands throughout the Town.

Policy 7.2.a: Educate and make available information on proper forest management practices from government and private organizations.

Policy 7.2.b: Encourage use of forestry best management practices for timber harvest.

Policy 7.2.c: Identify highly productive forestland areas.

Policy 7.2.d: Maintain an aesthetic buffer along roadways.

Objective 7.3: Protect and maintain much of the natural resources of the Town to preserve the rural character, protect wild life habitat, and protect sensitive and fragile environmental areas.

Policy 7.3.a: Encourage efficient and sustainable use of the Town’s resources.

Policy 7.3.b: Work to prevent the introduction and spread of invasive plant and animal species.

Policy 7.3.c: Encourage the interconnection of large forest tracts including working with the U.S. Forest Service.

Policy 7.3.d: Investigate resource extraction proposals to evaluate need vs. adverse impact of the activity.

Policy 7.3.e: Educate Towns’ people about sensitive soil areas and importance of large prime forest tracts for wildlife habitat and rural character.

Policy 7.3.f: Identify presence and general location of threatened and endangered species.

Objective 7.4: 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.

Policy 7.4.a: Work with government agencies and other stakeholders to develop a natural resource plan to identify, preserve, restore, and manage natural and shoreline resources in the Town.

Policy 7.4.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.

Policy 7.4.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.

Policy 7.4.d: Work with government agencies, schools, and others to provide and/or promote educational opportunities regarding the protection and enhancement of environmentally sensitive areas.

Policy 7.4.e: Promote sustainable development and preservation of natural resources in public and private developments.

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

Objective 7.5: 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 7.5.a: Identify, preserve, and protect resources and structures that contribute to the Town of Washburn's architectural, historic, and cultural heritage, especially original homesteads. Investigate programs to help preserve these structures and sites and make information available to its residents.

Policy 7.5.b: Encourage the preservation of historic sights on private land, such as old barns, schools, farmsteads, etc. and protect and mark these as significant historic and cultural structures and lands.

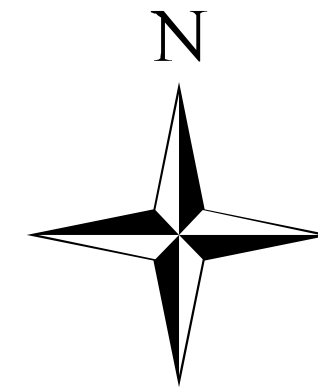
Policy 7.5.c: Encourage the restoration and adaptive reuse of historic structures.

Policy 7.5.d: Maintain a historical/cultural committee or commission in the Town, and identify and preserve any and all archeological sites.

Policy 7.5.e: Develop a comprehensive Town history from a variety of resources and publish booklets.

Policy 7.5.f: Support community events and programs, such as an artistic related activity or craft fair, which celebrate the history and culture of the Town of Washburn and the area.

Town of Washburn Locally Unique & Locally Important Farmlands Map



Legend

Farmland Unit

- Locally Unique
- Locally Important
- Not Applicable

ROADS

- County Road
- Forestry Roads
- Private Roads
- Town Roads
- Water Features

Lakes

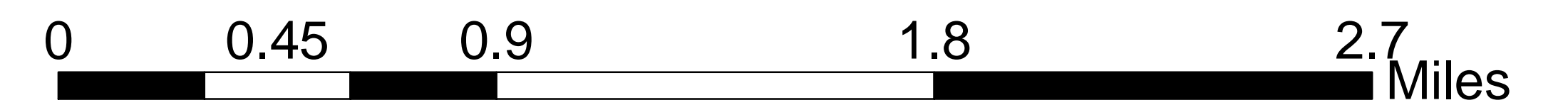
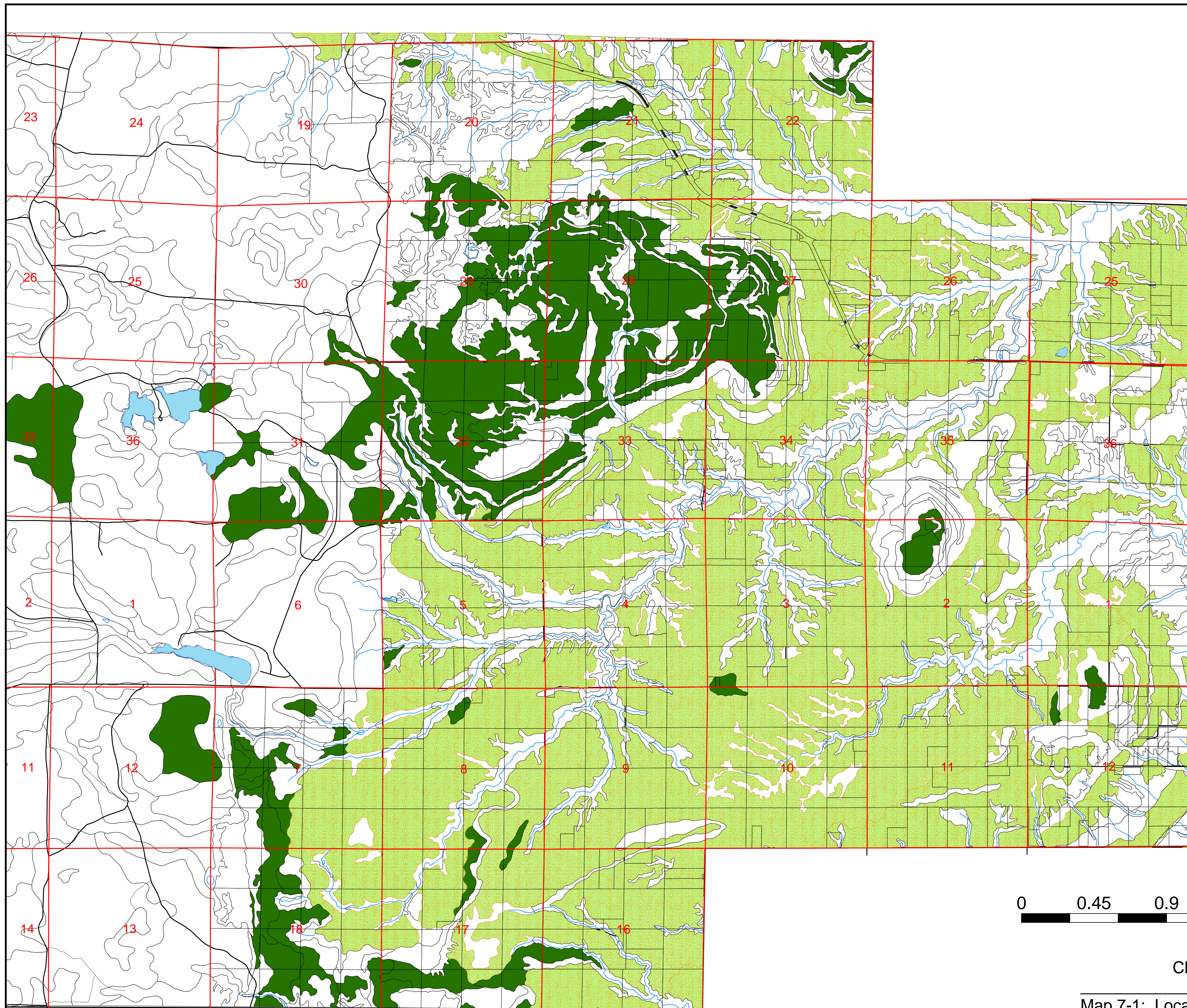
- Lakes

Parcels

- Parcels

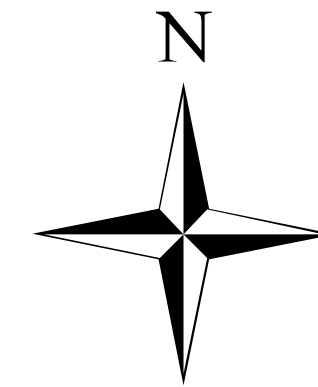
Sections

- Sections



Town of Washburn

Locally Unique & Locally Important Farmlands



Legend

Farmland Unit

- Locally Unique
- Locally Important
- Not Applicable

ROADS

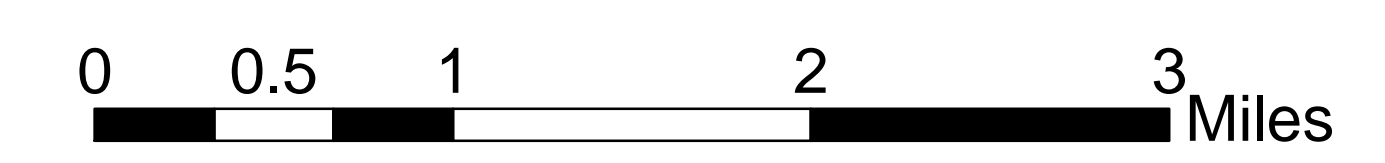
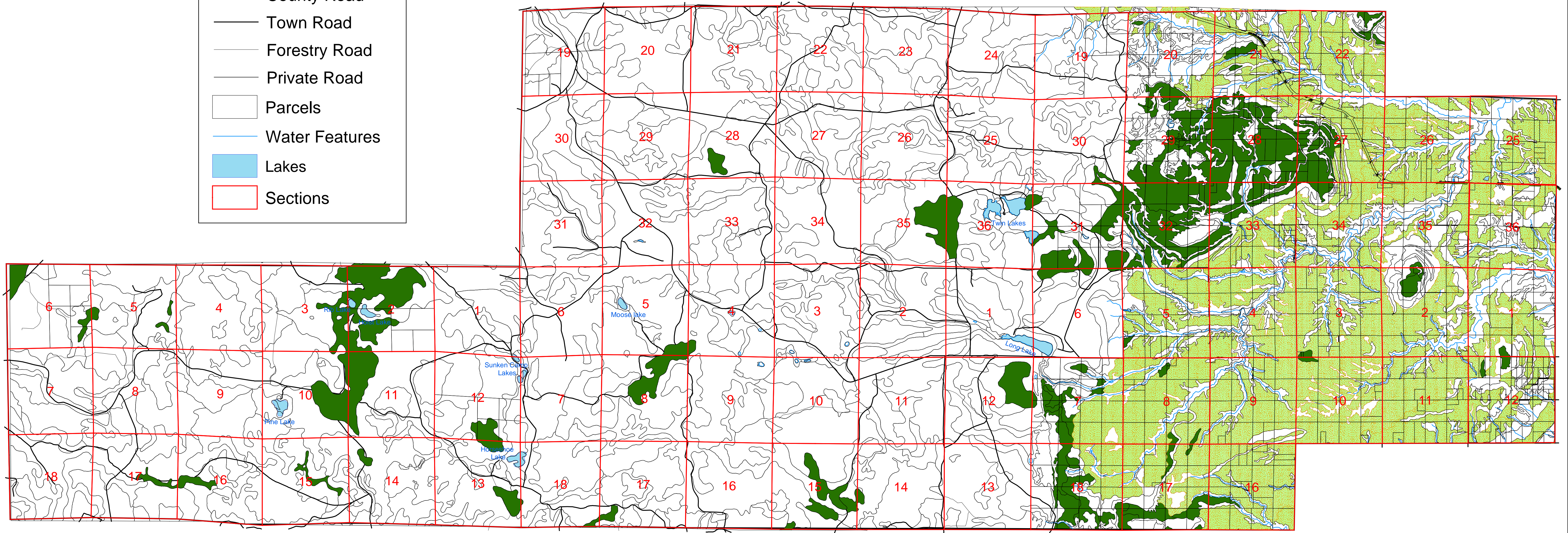
- County Road
- Town Road
- Forestry Road
- Private Road

Parcels

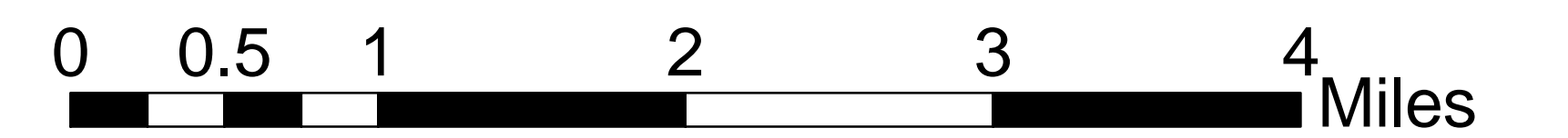
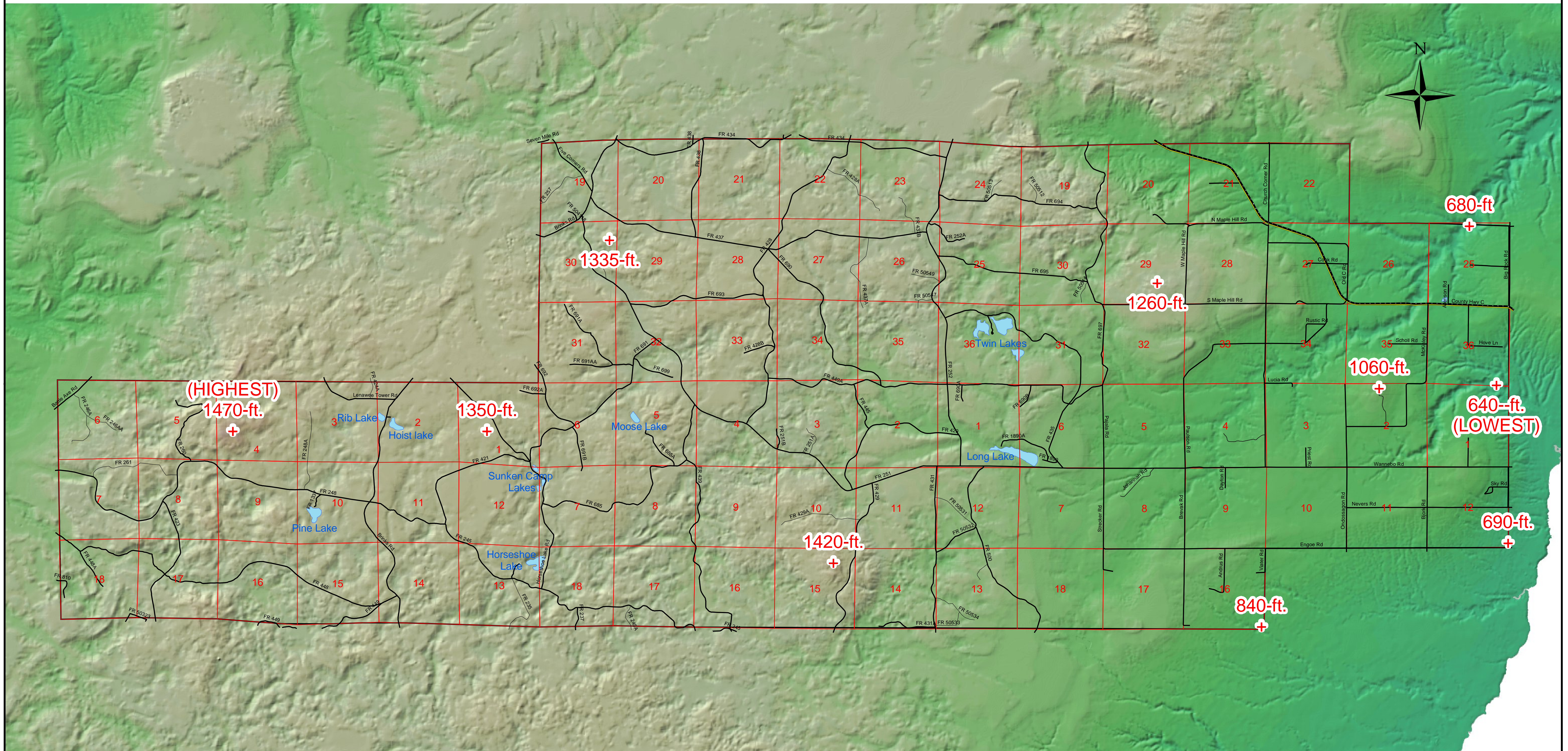
Water Features

Lakes

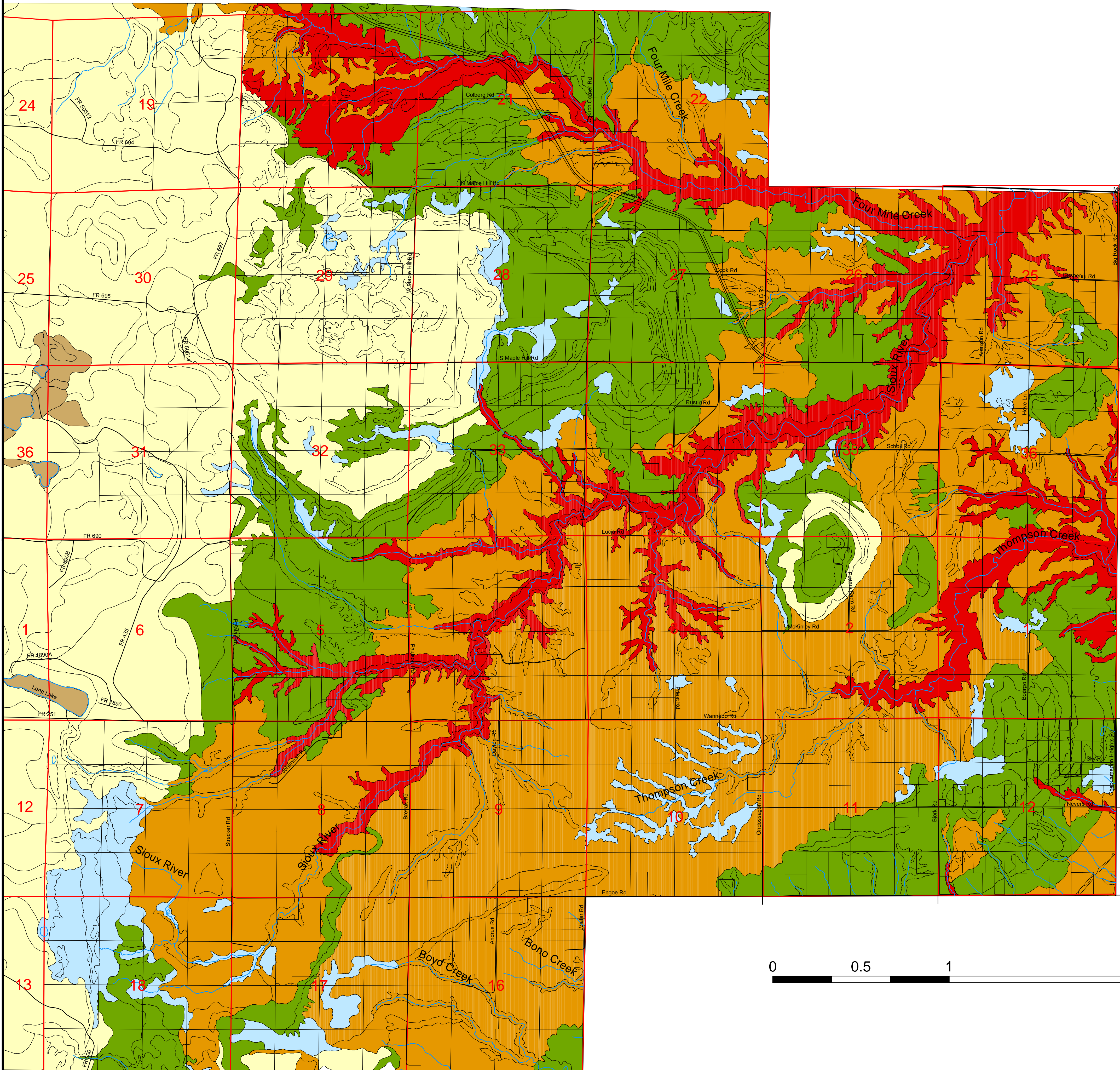
Sections



Town of Washburn Relief & Elevations Map

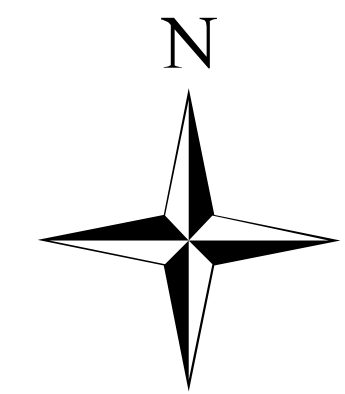


TOWN of WASHBURN GENERAL SOILS MAP



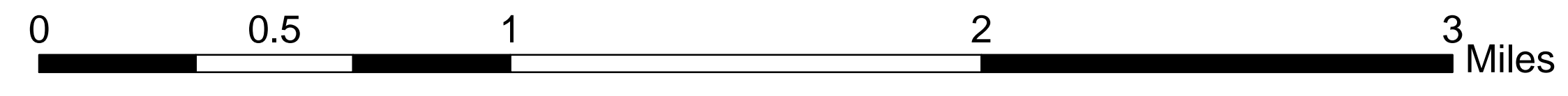
Legend

- Clay Soils
- Sand Over Clay Soils
- Sandy Soils
- Till Soils Within Sandy Area
- Steep Ravines and Floodplains
- Wetland Soils

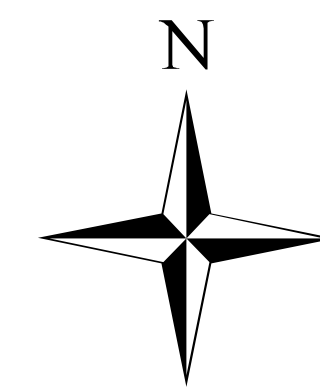


General Soil Characteristics & Limitations

- Clay Soils**
Very deep, well drained to poorly drained, nearly level to steep soils that formed in clayey glacial till and/or clayey lacustrine deposits modified by wave action and in the underlying stratified loamy and/or sandy lacustrine deposits. The high clay content of these soils makes them susceptible to surface run-off, especially in areas where native vegetation has been removed.
- Sand Over Clay Soils**
Very deep, moderately well to somewhat poorly drained soils that formed in sandy sediments, underlain by clayey deposits. Often referred to as the "transition area," these soils separate the clay plain from the higher elevation area that is dominated by sand. These soils have a sand cap over clay or stratified loamy material. Seeps are often prevalent in this unit.
- Sandy Soils**
Undulating areas of predominantly sandy soils that often act as groundwater recharge areas. These areas are often very droughty because of low available water capacity and high permeability. The high permeability of these soils aid in ground water recharge but also provide a poor filter for contaminants.
- Till Soils Within Sandy Area**
Because the till soils in this area have a higher available water capacity and lower permeability along with higher nutrient holding capacity, a better habitat can be expected. The high permeability of these soils aid in ground water recharge but also provide a poor filter for contaminants.
- Steep Ravines and Floodplains**
Deep, steep, well drained to excessively drained soils on ravines. Some areas are freshly undercut by streams and are slumped. Typically these soils are stratified loamy, sandy, and clayey materials with water seeps exiting some strata. Ravine bottoms include streams or rivers and alluvial deposits. Very steep areas with stratified soils that are prone to slumping and instability. Disturbances in these areas often results in sediment in waterways.
- Wetland Soils**
These areas are wet for part to most of the year and are typically capable of supporting wetland vegetation. Because of the stratified nature of surrounding areas, many areas do not freeze in the winter making winter logging difficult. These areas are wet for most to all of the year and are capable of supporting wetland vegetation.



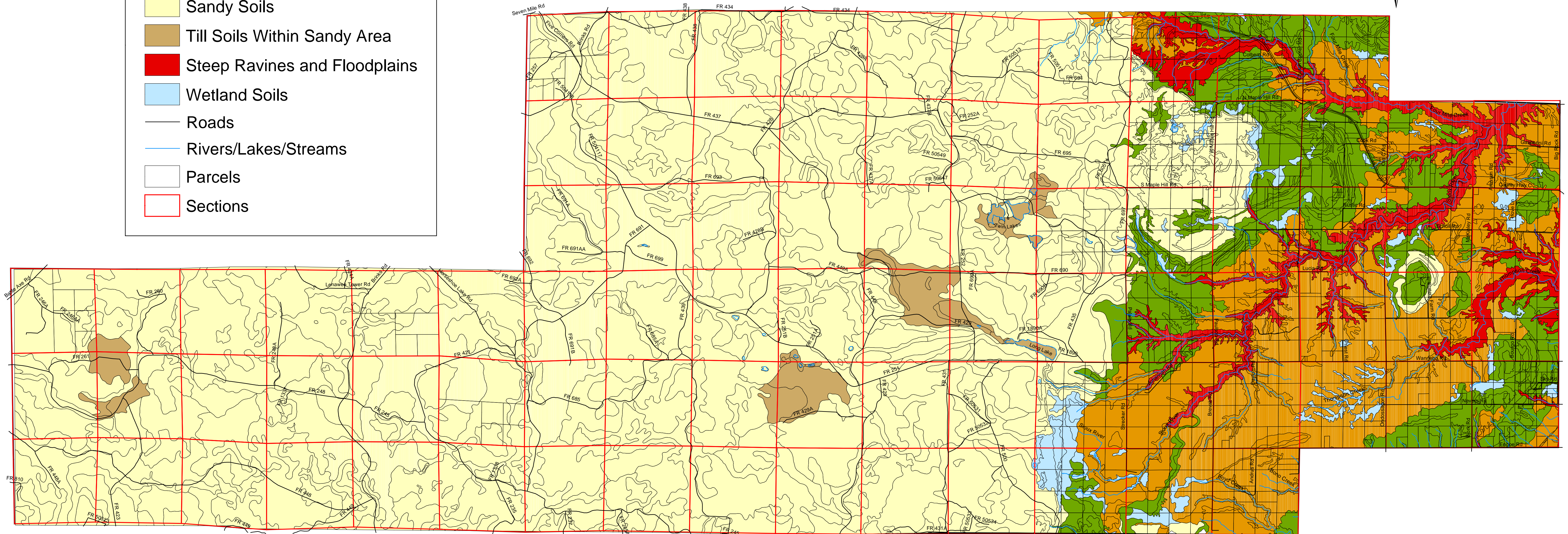
TOWN of WASHBURN GENERAL SOILS MAP



Legend

General Soils

- Clay Soils
- Sand Over Clay Soils
- Sandy Soils
- Till Soils Within Sandy Area
- Steep Ravines and Floodplains
- Wetland Soils
- Roads
- Rivers/Lakes/Streams
- Parcels
- Sections



General Soil Characteristics & Limitations

■ Clay Soils

Very deep, well drained to poorly drained, nearly level to steep soils that formed in clayey glacial till and/or clayey lacustrine deposits modified by wave action and in the underlying stratified loamy and/or sandy lacustrine deposits.

The high clay content of these soils makes them susceptible to surface run-off, especially in areas where native vegetation has been removed.

■ Sand Over Clay Soils

Very deep, moderately well to somewhat poorly drained soils that formed in sandy sediments, underlain by clayey deposits.

Often referred to as the "transition area," these soils separate the clay plain from the higher elevation area that is dominated by sand. These soils have a sand cap over clay or stratified loamy material. Seeps are often prevalent in this unit.

■ Till Soils Within Sandy Area

Because the till soils in this area have a higher available water capacity and lower permeability along with higher nutrient holding capacity, a better habitat can be expected.

The high permeability of these soils aid in ground water recharge but also provide a poor filter for contaminants

■ Sandy Soils

Undulating areas of predominantly sandy soils that often act as groundwater recharge areas. These areas are often very droughty because of low available water capacity and high permeability.

The high permeability of these soils aid in ground water recharge but also provide a poor filter for contaminants.

■ Steep Ravines and Floodplains

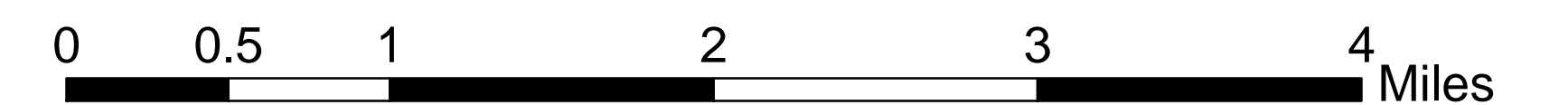
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Very steep areas with stratified soils that are prone to slumping and instability. Disturbances in these areas often results in sediment in waterways.

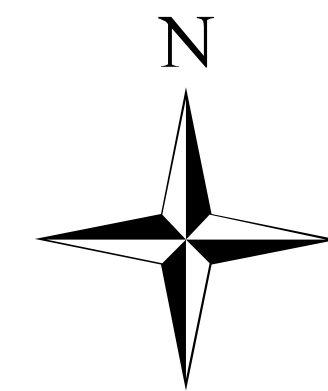
■ Wetland Soils

These areas are wet for part to most of the year and are typically capable of supporting wetland vegetation. Because of the stratified nature of surrounding areas, many areas do not freeze in the winter making winter logging difficult.

These areas are wet for most to all of the year and are capable of supporting wetland vegetation.



Town of Washburn Invasive Species Location Map

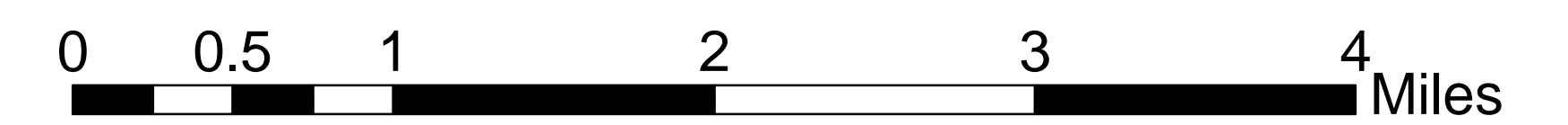
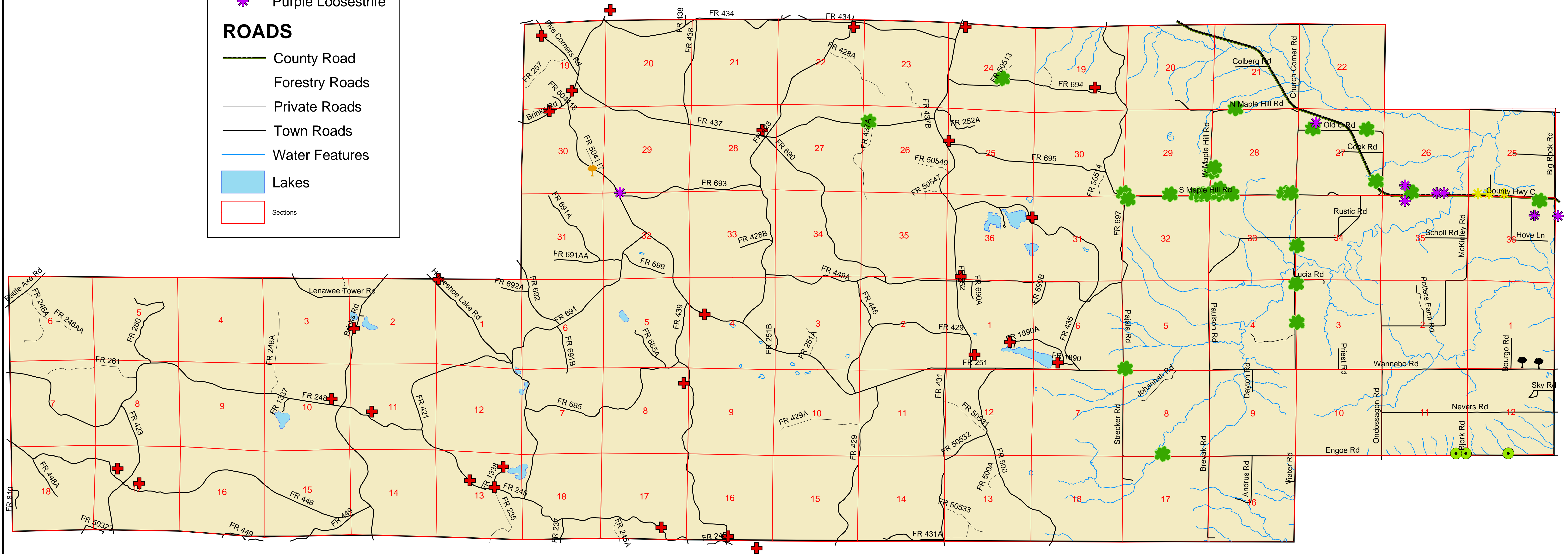


Legend

- Autumn Olive
- Black Locust
- Everlasting Pea
- Garden Valerian
- Knapweeds
- Leafy Spurge
- Purple Loosestrife

ROADS

- County Road
- Forestry Roads
- Private Roads
- Town Roads
- Water Features
- Lakes
- Sections



Chapter 8:

LAND USE

INTRODUCTION

This chapter describes existing land use patterns in the Town of Washburn, and it sets forth a plan for future land use that is consistent with the Town's vision. The Land Use Plan guides Town Board members and leaders, the Planning Commission, property owners, developers, and other interested parties in decisions relating to the type, location, and density of future development and growth in the community. It also serves as the foundation for updating Bayfield County's Zoning Map, Zoning Ordinance, Subdivision Regulations, and other implementation tools that apply directly to the Town of Washburn.

INVENTORY AND ANALYSIS

EXISTING LAND USE INVENTORY

The Town of Washburn's existing land use inventory was prepared based on interpretation of the Town's most recent aerial photographs, parcel data from Bayfield County Land Records Department, the Town's comprehensive planning committee, and personal site visits. (*Refer to Map 8.1 of Existing Land Use—illustrating the location, amount and type of existing land uses in the Town of Washburn*). On June 12, 2001, the Washburn Town Board adopted the "Town of Washburn Land Use Plan" which provided an overall and generalized land use plan for the community. The inventory contained in this Comprehensive Plan document reflects general development patterns and should be used for general planning purposes only.

Table 8-A (following page) summarizes the amount and type of existing land uses in the Town of Washburn as of May 25, 2006. This recently updated information was provided by Bayfield County Real Estate Valuation Statement, dated May 25, 2006. The Town of Washburn has a significant amount of undeveloped, rural land, along with a large portion covered in forested or woodland cover.

TABLE 8-A: SUMMARY OF EXISTING LAND USE – 2006				
Town of Washburn Land Uses – 2006			Land Uses – 2001	
Class or Use	Acres	Percent of Town lands	Acres	% of Town
Residential	1,156.9	2.1	1,028	1.9
Commercial	1.4	0.0	6	0.0
Manufacturing	0	0.0	0	0.0
Agricultural	1,764.7	3.2	1,800	3.3
Forest/Woodland – Federal	36,899.0	67.5	36,739	67.2
Forest/Woodland – Private	13,312.9	24.3	13,792	25.2
Wetland or other private water	117	0.2	105	0.2
Lakes and Streams	144.4	0.26	N/A	N/A
Municipal	105	0.19	105	.19
Parks and Recreation	10	--	N/A	--
State	1,183.6	2.2	1,012	1.8
Bayfield County	85.0	0.2	82	0.1
Other tax exempt	153.6	0.3	150	0.3
Totals	54,674	100.0	54,714	100.0

Forest/woodlands comprise 91.8% of the Town lands, of which 24.3% is in private forest/woodlands and 67.2% is in Federal Forest. State and county-owned lands, also primarily woodlands, comprise another 2.2% and 0.2%, respectively. Agricultural land constitutes the next largest category with 3.2%. Residential land makes up 2.1% of the Town area.

The information below contains a generalized description of each land use classification related to the existing uses found within the Town of Washburn. A depiction of these land uses can be seen in the *Existing Land Use Map* for the Town (refer to Map 8-1). This map, quite similar to that in the *Town of Washburn Land Use Plan 2001*, was reviewed with updates made in 2006 through a “windshield field survey” by Northland College students assisting the Town of Washburn Comprehensive Planning Committee.

Agriculture

These areas are inclusive of lands where typical agriculture activities may be taking place, such as livestock grazing, dairy farming, hay fields, small grains and seed (crop) production, and vegetable farming. The Town’s agriculture land use also provides areas for single-family residential dwellings.



Typical Agricultural Land Use Activity

Commercial

This category may include properties or structures that are used to provide typical retail sales and services to the general public, and may include some forms of wholesale operations. Commercial uses may include restaurants, offices, and similar enterprises. Commercial uses do not include home-based or agriculture-based businesses.



C-Side Bar and Restaurant

Municipal

These uses include Town-owned property, facilities and spaces. This may include the public works or community maintenance buildings and adjacent land, the local sand and gravel pits, and (former) landfill. It does not include public parks or public open space.



Town Hall

Recreational

Recreation lands typically fall under the category of lands or uses developed or maintained by a local or regional government authority, for the general purpose of providing a variety of outdoor recreational activities for residents and visitors. Some of these public recreational uses may include town parks, boat landings, swimming pools or beaches, skating or ice-hockey rinks; walking or nature trails, ATV/snowmobile trails, nature preserves, athletic fields, and/or campgrounds.



*Recreational Fields/Preserved Open Space
(Kirsten Farmstead)*

Federal Forest Lands

This land use includes the forested lands under federal government (U.S. Forest Service) jurisdiction and control. Most of this land use area is heavily forested and contains three species of pines and several other conifer species, plus oak, maple, birch, aspen and assorted other deciduous trees. Today this area is under strict land-use management by the U.S. Forest Service, with limited and environmentally managed logging operations. This land use also provides areas of outdoor and natural recreational opportunities for the Town's residents, as well as for visitors and tourists.



Chequamegon National Forest

Private Forest Lands

This land use includes forested lands under private ownership, many of which are reserved for or are currently undergoing some form of managed tree harvesting or logging operations. This land use is designation is for land that is at least 20% stocked by forest trees of any size, or lands that formerly add such tree cover and is not currently developed for non-forest uses. It is recognized that many, if not most, new residences in the Town will be built on these private forested areas.



Private Forest Land

State/County Lands

These land use categories refer to the state owned lands under the jurisdiction of the Wisconsin Department of Natural Resources and all lands owned by Bayfield County.



State Forest Land – (located off North Church Corner Road)

Miscellaneous Land Use Categories

- Residences – Lands with residential dwellings and structures designed to accommodate an individual, small group or family for year-round (permanent) or seasonal living. These uses may include typical single-family dwellings, cabins, cottages or manufactured/mobile-home style dwellings.
- Roads – Land uses confined to public or privately dedicated corridors or historically established routes, which may consist of either hard surfaced or graveled roadways, and which were created for the movement of people or materials within the Town. Roads may include Federal (U.S. Forest), State, County, Town, and/or private road systems.
- Lakes and Streams – Open or natural water features, which may include local lakes, streams and rivers.
- Sand/Gravel Pits – Land uses public or privately owned where aggregate, sand and gravel material is mined for use as raw materials for a variety of purposes.
- Tower – Land uses which support or indicate the presence of large, communication towers built by and maintained by private providers, for the transmission and receiving of communication signals for varied devices or equipment.

EXISTING LAND USE ANALYSIS

Based on the existing land use in the Town of Washburn, the following information provides a review and general explanation of these existing land uses, currently found throughout the Town, and provide some related information to assessed land values and a brief comparison of the last 5 years. The information will also provide some insight as to the future outlook or supply of available land throughout the Town. Generally speaking, limited land use conflicts exist due to the community supporting primarily residential activity. Conflicts between agricultural and residential activities are almost non-existent due to the very limited amount of farming. Any desired high density, commercial or industrial uses could be supported in the adjoining City of Washburn.

Agriculture

Approximately 1,765 acres of land area, or 3.2% of the Town is dedicated to agricultural purposes. Although the Town considers itself “rural,” agricultural activities are somewhat limited. The Tetzner’s Farm, located at 30455 Nevers Road is one of the largest dairy farming operations in the area, with over 100 head of milking cows. The Tetzner’s also have a creamery and retail outlet on site, whereby they sell bagged milk and ice cream to the general public. A number of smaller farms in the Town primarily harvest hay, with some minor row crop farming. Other agriculture uses include native and non-native flower/bedding plant production, apiaries, livestock production including horses, beef cattle, hogs and sheep. The most common agricultural land use is hay land. In addition, there is also some small scale commercial vegetable production. (*The following Table 8-B details the assessments data for Agriculture Land in the past few years.*)

TABLE 8-B: AGRICULTURE ASSESSMENT DATA			
Year	Parcels	Acres	Total Value
2007	118	1,765	\$341,650
2006	120	1,772	\$343,250
2005	117	1,774	\$350,350
2004	117	1,772	\$350,200
2003	113	1,719	\$419,000

Source: Wisconsin Department of Revenue

Commercial

The Town of Washburn has only 1.4 acres of land in commercial land use, which is insignificant to the overall size of the Town. The most notable commercial enterprise in the Town is the C-Side Restaurant, located at 28545 County Highway C. This is a small, family style sit-down restaurant with bar and on-site liquor sales. Tetzner's small dairy and ice-cream making facility noted above could be considered commercial to some degree, however, the dairy and ice cream operations are considered an agricultural use and the products made and sold are ancillary to the overall farming operations. Another well-known commercial enterprise is Cook's Tractor Place, located at 28800 Cook Road. Cook's offers tractors sales, salvage and parts for sale to the public, and employs up to 2 employees.

Regarding Home-Based Businesses, the 2000 U.S. Census Bureau revealed that 18 residents, or 6.5% of the Town's workers (16+ yrs.) worked from their home. It is unclear how many of these "stay-home" workers may be operating under an approved home-based business permit. Bayfield County Zoning Ordinances require all Home Based Businesses to be allowed under special use permit process, with certain land use restrictions. As indicated in Chapter 6: Economic Development, the advent and growing trend of personal computers and internet services inside the home, give the opportunity for residents in rural towns [such as Washburn] to stay home and provide their services from the comforts of their own homes.

TABLE 8-C: COMMERCIAL ASSESSMENT DATA			
Year	Parcels	Acres	Total Value (Land + Improvements)
2007	2	1	\$70,400
2006	2	1	\$70,400
2005	2	1	\$70,400
2004	3	6	\$294,300
2003	3	6	\$294,300

Source: Wisconsin Department of Revenue

Municipal

The municipal land uses in the Town of Washburn consist of 105 total acres. One important municipal land use is the 3-acre Town Hall site, located off County Highway C. The Town Hall serves as the primary place of local government meetings, including the Town Board and Plan Commission. The Town Hall is the main polling/voting station, and may serve as a private meeting place for residents, when requested. Immediately to the east of this Town Hall, is the fairly large and well maintained Town garage, which houses the public works offices, vehicles and equipment. The Town owns and maintains the 22-acre parcel across

the road from the hall and garage, which is currently used for outdoor salt and sand storage piles and unused equipment storage. The Town owns and controls a 40-acre site at the northeast corner of Wannebo Road and Bourgo Road, which is used (or designated) as a sand and gravel pit. Finally, the Town owns and controls another 40-acre site located near 26000 South Maple Hill Road, which is currently an abandoned landfill. This area is fenced off and no longer accepts any refuse or compost materials.

Recreational

In the Town of Washburn, nearly 42 acres of land are designated for some type of recreational use. This land use classification includes noncommercial parks, picnic areas, campgrounds, boat landings, and a wide variety of trails for pedestrians and off-road vehicles. Some of these recreational land use areas include the Chequamegon-Nicolet National Forest at Long Lake, Birch Grove, Pine Lake, Horseshoe Lake, Hoist Lake, and Rib Lake. The trails include many snowmobile, ATV, horse riding, walking, cross-country skiing or combination of two or more activities. The Town residents and surrounding communities also have access to a privately owned soccer field, which is part of the Kirsten farmstead, at 29060 County Highway C. As indicated previously under Chapter 4: – Utilities and Facilities, the Town of Washburn, along with the surrounding Town of Bayview and City of Washburn, have financed and provided a well-marked gravel driveway and parking area next to these soccer fields off of County Highway C.

Federal Forest and Private Forest Lands

The U.S. Forest Service owns and manages the large portion of the federal forest area located in the western 2/3 of the Town. This area is part of the vast Chequamegon-Nicolet National Forest, which covers a large portion of Bayfield County. Approximately 52 sq. miles, or just over 36,900 acres are classified under the Federal Forest land use for the Town.

Another 13,313 acres are classified under Private Forest Land, or 24.3% of the Town. Property owners are allowed to claim a [private] forest or agricultural forest status on their lands. Wisconsin State Statute Sec. 70.32(2)(c)1d defines “agricultural forest” as “land that is producing or is capable of producing commercial forest products, if the land satisfies any of the following conditions:

- a) It is contiguous to a parcel that has been classified in whole as agricultural land under this subsection, if the contiguous parcel is owned by the same person that owns the land that is producing or is capable of producing commercial forest products. In this subdivision, ‘contiguous’ includes separated only by a road.
- b) It is located on a parcel that contains land that is classified as agricultural land in the property tax assessment on January 1, 2004, and on January 1 of the year of assessment.
- c) It is located on a parcel at least 50 percent of which, by acreage, was converted to land that is classified as agricultural land in the property tax assessment on January 1, 2005, or thereafter.”

Together these forested land uses encompass almost 92% of the total land area of the Town of Washburn. Both the federal forests and private forests areas contribute to the area's timber production, wildlife habitat, and recreational opportunities. However, only those parcels considered private or agricultural forests can be assessed or provide taxable revenues back to the Town (as the federal forest lands are exempt). Table 8-D below illustrates the five-year period of assessed valuations for those lands considered as private or agricultural forestlands within the Town of Washburn:

TABLE 8-D: PRIVATE FOREST & AGRICULTURAL FOREST ASSESSMENT DATA			
Year	Parcels	Acres	Total Value
2006	420	8,627	\$7,742,300
2005	415	8,560	\$7,438,300
2004	414	8,748	\$7,937,600
2003	412	8,804	\$7,954,000
2002 *	409 *	9,026 *	\$8,079,100 *

Source: Wisconsin Department of Revenue

* Only considered under Forest

State/County Lands

The Wisconsin Department of Natural Resources owns some selected acreages within the Town with the most notable being the access sites to the Sioux River and Four Mile Creek. The State also has ownership to over 560 acres of land near the northeast corner of the Town, which is being held in reserve as a protected forested area.

Residential

Low density is the primary characteristic of residential development in the Town of Washburn. Due to the abundant open space and undeveloped land areas throughout the Town, particularly in the eastern 1/3 section, residential developments of both year-round and seasonal dwellings are found scattered throughout this part of the Town. One of the more noticeable and denser housing developments in the Town is located near the southeast corner, locally known as Chequamegon Heights, and situated off Sky Road and Chequamegon Heights Road (north-half of Section 12, Twsp. 49-North, Range 5 West). Approximately 1,162 acres are utilized for residential purposes representing only 2.1 percent of the total land area.

TABLE 8-E: RESIDENTIAL ASSESSMENT DATA			
Year	Parcels	Acres	Total Value
2007	246	1,162	\$26,162,600
2006	244	1,152	\$25,810,200
2005	242	1,142	\$25,070,000
2004	236	1,111	\$24,612,200
2003	230	1,081	\$23,667,600

Source: Wisconsin Department of Revenue

Overall, the Town is expecting continued moderate population and residential growth in the next 20 years. However, over this same 20-year period, it is expected that overall density will remain at a low level, due in part to its current low density, rural nature of the Town, and

large amounts of available land space. The Town leaders believe that the Town will be able to support the additional growth in housing, if necessary.

The Town has indicated its intent will be to try to guide residential growth in certain sections of the Town, and maintain minimum lot sizes in the areas where residential dwellings are permitted by means of current or new zoning districts. The Town believes that high density residential, commercial or industrial uses will probably not develop within the Town, due to the limited municipal services and the Town residents' overwhelming desire to maintain its rural nature and appeal.

Transportation

Within the Town of Washburn, an integrated network of state, county, federal forest and town roads, accommodate vehicular travel either passing through or having a destination within the Town. According to WisDOT and Bayfield County, over 132.95 miles (127.64 miles of local and 5.21 miles of county trunk highway), or approximately 967 acres of land, are dedicated to the local road systems found throughout the Town.

Water Features & Resources

The Town is blessed to have a number of significant water features spread throughout or running through the Town. There are eight (8) named lakes, totaling approximately 100 surface acres and all located in the Chequamegon National Forest, which include: Long Lake, Moose Lake, Horseshoe Lake, Hoist Lake, Rib Lake, Pine Lake and Twin Lakes. Most of these lakes offer or support many outdoor recreational activities, such as boating, canoeing/kayaking, fishing, swimming, hiking, picnicking and camping. The Town of Washburn's streams, creeks and drainages are located in the eastern third of the Town. Important flowing surface waters in the Town include the Sioux River and Four Mile, Thompson, Bono, Boyd and North Whittlesey Creeks. The Sioux River, Four Mile, Thompson and Bono Creeks are classified as Class I or II trout waters. (Note: more information on these important water resources are highlighted under Chapter 7: Agriculture, Natural and Cultural Resources).

EXISTING LAND USE STANDARDS and DEVELOPMENT REQUIREMENTS

Wisconsin's Comprehensive Planning legislation requires that after January 1, 2010, any official mapping, subdivision regulation and zoning ordinance action of a local governmental unit shall be consistent with that governmental unit's comprehensive plan. Due to the low amount of new development that will likely take place in the next 20 years, and the fact that most of this new development will likely involve typical, single-family residential units, a Town such as Washburn can maintain development requirements and standards by means of zoning provisions and other reasonable land use requirements. The following information details the current standards and requirements that affect the existing and future land uses of the Town.

Bayfield County Standards and Requirements

Zoning laws were created to protect the health, safety and general welfare of a community. General zoning regulates the use of land, lot sizes, and the height and bulk of structures. It may also provide standards for various types of development and construction activities. Zoning is an effective and widely accepted tool for providing and regulating land use controls.

Bayfield County enacted initial countywide zoning in 1934 and revised the ordinance in the 1970s to incorporate shoreland provisions. The Town of Washburn adopted the Bayfield County Zoning Ordinance in June 7, 1990. By adopting this ordinance, land use regulation in the Town of Washburn is administered by the Bayfield County Zoning Department.

The Town of Washburn does have the authority to veto county zoning changes as outlined in Wis. Stat. § 59.69(5)(e)3. Referred to as the “10 day rule”, this authority allows the Town to disapprove and reject proposed amendments to county zoning ordinances under certain circumstances. These rights must be exercised according to statutory procedures and do not apply to shoreland zoning or zoning of county-owned lands.

All other zoning permit activities, standards, and requirements are administered at the discretion of the county. These activities include issuance of conditional use permits (special exceptions), special use permits, variances, building and sanitary permits.

Wisconsin counties have the authority to regulate subdivisions under Chapter 236 of the Wisconsin Statutes. The Bayfield County Subdivision Control Code identifies the standards upon which the county's review of proposed subdivisions in the unincorporated areas will be based. The Town of Washburn must approve any proposed subdivision. The Bayfield County Zoning Ordinance consists of a map and associated text. There are 14 districts in the county ordinance, each with a set of standards and requirements outlined in the ordinance text. The following 4 different zoning districts currently govern the Town of Washburn, and Table 8-F (*on the following page*) details the specific land use standards within these districts. (*The “Town of Washburn Zoning Map” is noted as Appendix – C.*)

Bayfield County Zoning Districts

F-1 Forestry-1: This district is to provide continuation for forestry programs and to permit compatible recreational development. Single-family dwellings and other permanent residential dwellings require a special use permit and Town Board approval.

F-2 Forestry-2: This district is to provide for large contiguous tracts that may be used primarily for forestry programs. No residential structures are allowed under this zone.

A-1 Agricultural-1: This district is designed to provide areas for general agriculture and to prevent the encroachment of scattered commercial and industrial enterprises and small lot residential development. Farm related residences in this district are permitted uses. Non-farm related residences require a special use permit and Town Board approval.

W – Conservancy: This district is intended to be used to prevent destruction or alteration of natural or manmade resources which are considered to have valuable ecological or aesthetic assets. All efforts should be made in these areas to preserve the qualities for which they have been set aside.

TABLE 8-F: BAYFIELD COUNTY ZONING DISTRICT REQUIREMENTS				
For the Zoning Department to issue a Land Use Permit, the following dimensions are required.			Minimum Side and Rear Yards Setbacks	
Zoning District	Minimum Area	Minimum Average Width	Principal Building	Accessory Building
R-RB, R-1	30,000 sq. ft.	150-ft.	10'	10'
F-1, R-2, A-1	4.5 acres	300-ft.	75'	30'
R-3	2 acres	200-ft.	20'	20'
F-2, A-2	35 acres	1,200-ft.	75'	30'
I, C	20,000 sq. ft.	100-ft.	5'	5'
R-4 (sewer & water)	10,000 sq. ft.	75-ft.	10'	10'
R-4 (sewer only)	15,000 sq. ft.	75-ft.	10'	10'
R-4 (water only)	20,000 sq. ft.	100-ft.	10'	10'

Note: all Lots/Parcels must have legal access from public roads and comply with Article C, Section 14140 Survey and Recording Requirements.

Source: Bayfield County Zoning Department

At this time, residential dwellings within the Town of Washburn are only permitted or allowed in the A-1 Agricultural and F-1 Forestry Districts. The Town's Comprehensive Planning Committee has indicated their desire to keep these zoning districts intact for now; therefore, the minimum (lot) areas will remain at 4.5 acres/unit.

Town of Washburn Standards and Requirements

The Town of Washburn administers a private driveway/road ordinance. This ordinance requires property owners to submit an application detailing a request, location, width and length of any driveways or private roads to the Town Board for consideration and approval. The Town encourages property owners to provide shared driveways when appropriate or where the terrain or topographical conditions may require shared facilities.

Land Use Permits and Data

The following Table provides information on the types and numbers of permits issued by Bayfield County Zoning Administration for the Town residents and property owners. The table includes all permits issued from 1998 to 2006. Land use permits (which cover new residences, additions or modifications, accessory buildings and/or other improvements), are relatively consistent through the years 1998-2001; then a sharp increase in Year 2002; and then a slight decrease over Years 2003 – 2005, and then another sharp spike in building permit activity in 2006. Permit activity can usually be attributed to regional or national economic factors, or simply the desire, needs or wants of the residents/owners at different times or periods of land ownership. Table 8-G (on the following page) provides an illustration of the numbers and types of permits processed by Bayfield County Zoning Department (on behalf of the Town of Washburn) for the past 9 years:

TABLE 8-G TOWN OF WASHBURN LAND USE PERMITS							
YEAR	Land Use Permits	Sanitary Permits	Special Use Permits	Cond. Use Permits	Temporary Permits	Soil Tests	Sign Permits
2006	27	9	4	0	1	1	0
2005	18	10	6	1	1	0	0
2004	14	8	6	1	0	2	1
2003	20	7	5	0	0	2	0
2002	29	9	5	1	0	2	0
2001	19	12	2	0	2	2	2
2000	15	6	0	2	0	2	0
1999	15	9	0	1	1	0	0
1998	14	2	0	0	0	7	1

Source: Bayfield County Land Records Department

Shoreland-Wetland Zoning

The Shoreland/Wetland Overlay District is created to accomplish the objectives contained in Ch. NR 115, Wis. Adm. Code, and Title 13, Chapter 3 of Bayfield County Code of Ordinances. The Bayfield County shoreland/wetland zoning ordinance establishes development standards for lands within the shoreland areas. Shorelands are defined as lands within the following distances from the ordinary high-water mark of navigable waters: one thousand (1,000) feet from a lake, pond, or flowage and three hundred (300) feet from a river or stream or to the landward side of the floodplain, whichever distance is greater.

These standards are based on the Bayfield County Lakes Classification System, which assigns each county water body into one of three classes (I, II, III). The lakes classification rating is based on the individual characteristics of each lake, with class I lakes requiring minimum protection and class III needing the most. Mapped wetlands larger than five acres are also regulated under this ordinance.

Table 8-H (on the following page) details the Shoreland-Wetland Setbacks Requirements and Standards for all development within the Town. All of the lakes within the Town are located inside the Chequamegon National Forest area, and as indicated previously in this section, no residential structures are allowed under the F-2 Zoning. However, a number of protected rivers and streams do meander throughout the eastern third of the Town where housing is currently situated or planned for, and setback and buffer protections are critical for ensuring the continued protection from the harmful effects of developments near these environmentally sensitive waterways. The Town is fully committed to ensuring that existing and future development in and around these protected rivers and streams are made to meet these important standards.

TABLE 8-H: TOWN OF WASHBURN SHORELAND –WETLAND ZONING REQUIREMENTS & STANDARDS							
Lake Classification	Lot Size	Shoreline Frontage	Shoreline Setback	Lot Depth	Vegetation Buffer	Side Yard	Rear Yard
Class I	30,000-sf.	150-ft.	75-ft.	200-ft.	50-ft.	10' min./40' total	10-ft.
Class II	60,000-sf.	200-ft.	75-ft.	300-ft.	50-ft.	20' min./50' total	20-ft.
Class III	120,000-sf.	300-ft.	100-ft.	400-ft.	75-ft.	30' min./60' total	30-ft.
Rivers and Streams	120,000-sf.	300-ft.	100-ft.	400-ft.	75-ft.	30' min./60' total	30-ft.

Source: Bayfield County Zoning Ordinance

Wetland Setbacks

A setback of 25-ft. is required on all mapped wetlands 2 acres or greater.

Floodplain Zoning

The Bayfield County Floodplain Zoning Ordinance regulates zoning in floodplains along county waterways. Floodplain districts are based on Flood Hazard Boundary Maps produced by the Federal Emergency Management Agency (FEMA) and approved by the Wisconsin Department of Natural Resources. Bayfield County Floodplain Zoning districts include: the Floodway District (FW), Flood Fringe District (FF), and General Floodplain District (GF). Areas susceptible or prone to flooding must be indicated and regulated to prevent any future or expanded developments in these flood zones or districts.

Sanitary and Private Sewage Code

The Sanitary and Private Sewage Code regulates the location, construction, installation, alteration, design, and use of all private onsite wastewater treatment systems (POWTS) in the county.

Nonmetallic Mining Reclamation Ordinance

The Wisconsin Department of Natural Resources is the agency responsible for regulating nonmetallic mining in the state. Chapter NR 135, Wis. Adm. Code, defines the standards for reclamation and restoration of state nonmetallic mining operations. The county ordinance implements these required standards for Bayfield County.

Lands Enrolled in Managed Forest Law and Forest Crop Law Programs

Enrolling Town parcels or land in forestry programs such as the Managed Forest Law (MFL) or Forest Crop Law (FCL) can provide some assurance that these lands will continue to be utilized as forest. These lands are under contractual commitment, which may or may not be renewed upon expiration.

Before the MFL program, an owner of 10 or more contiguous forest acres may apply for entry into this program. In order for the land to be enrolled, the Wisconsin Department of

Natural Resources (DNR) must determine that at least 80% of the parcel is capable of producing at least 20 cubic feet of merchantable timber per acre per year and that the land is not developed in a way incompatible with the practice of forestry. Enrollment is by contract between the DNR and the landowner for a period of 25 or 50 years, at the owner's option. The contracts requires the owner to follow a forest management plan, and the landowner may choose to allow public access for hunting and recreation, or close the property to such activity.

Under the FCL, an owner of a complete quarter-quarter section (typically 40 acres) in a town or village could petition the DNR to enroll that land in the program. In order for the land to be enrolled, the DNR had to determine that forestry is the best use for the land and that a stand of merchantable timber could be produced on it in a reasonable period of time. Enrollment was by contract between the DNR and the landowner for a period of 25 or 50 years, at the owner's option. The contract requires owners to practice forestry, to notify the DNR of timber harvests, to allow state appraisals of harvests, and to permit public access for hunting and recreation. With the enactment of the MFL Program in 1985, the FCL was closed as of January 1, 1986; however, some contracts may remain in place.

As of December 31, 2006, the Town of Washburn had 4,680 acres of forestland enrolled in the Managed Forest Law (MFL) and Forest Crop Law (FCL) programs. Within the MFL lands, 3,942 acres are open and 498 acres closed. Within the FCL lands, there are 240 acres open.

LIMITATIONS FOR FUTURE DEVELOPMENT

As stated throughout this Comprehensive Plan, residential development will more than likely be the single or dominant form of development the Town will experience. Several factors may limit future development in the Town of Washburn. Natural features can, or at least should, limit where and how future residential development occurs. For example, new development should not adversely affect wetlands, floodplains, creeks, ravines, steep slopes, locally unique and important agricultural soils, and other significant natural resources. Refer to Chapter 7: Natural, Cultural, and Agricultural Resources for additional information. Future development may also be limited in areas where the Town cannot readily or cost effectively provide community services and utilities, or in areas where poor soils may inhibit the placement of sanitary septic systems and wells.

Contaminated Site and Closed Landfills

The Wisconsin Department of Natural Resources publishes a registry of known hazardous waste or contaminated sites in Wisconsin. The registry was created by the DNR to serve as a comprehensive listing of all sites where solid or hazardous wastes have been or may have been deposited. Inclusion of a site on the registry is not intended to suggest that environmental problems have occurred, are occurring, or will occur in the future. There is one closed landfill and four separate sites located within the Town of Washburn, which were considered former soil or hazardous waste sites or may still be open for environmental review. These four sites include 2 with leaking underground storage tank(s) or LUST, and two with Environmental Repair Program, or ERP classifications. ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater. Examples include industrial

spills (or dumping) that need long-term investigation, buried containers of hazardous substances, and closed landfills that have caused contamination. The following is a list of the current and open sites inside the Town of Washburn:

- Town of Washburn Abandoned Landfill (located off South Maple Hill Road)
- Irene Teschner Property ERP – Open
- Dupont Cabin Lake – Cladding Site (FR 685) – ERP – Open

Redevelopment and “Smart Growth” Areas

Wisconsin Chapter 66.1001 comprehensive planning legislation requires local communities to explore and plan for redevelopment options such as infill housing, brownfield sites, and obsolete buildings. Brownfield sites are often referred to as locations with known or suspected contamination concerns that may be inhibiting development of the property due to unknown cost and liability factors. Wisconsin State law also directs that local communities are responsible for identifying potential “smart growth areas” or areas with existing infrastructure and services in place, where development and redevelopment can be directed. These areas may also be land adjacent to existing development that will be developed at densities that will have relatively low public service costs. Due to the absence of “brownfields” in the Town and the large lot and rural residential character of the Town, the Comprehensive Plan does not specifically identify any particular areas or parcels in the Town of Washburn for redevelopment.

LAND SUPPLY, DEMAND, AND VALUES

The Town of Washburn has a relatively large amount of vacant, rural, and/or undeveloped land (i.e. private agricultural and forested lands), much of which is located in the eastern one-third of the Town. As discussed earlier, some of this available land is not well suited for certain types of future development, particularly residential developments. In addition, some land is in higher demand, and consequently more valuable, than other land. For example, properties with mineral resources, forestry products, or some with good views of Lake Superior or river valleys, may command higher land values. Nevertheless, the supply of available land in the Town of Washburn far exceeds the anticipated demand for future general residential development, at least through the year 2027.

Many factors affect the price of land, including location, topography, soils, zoning, interest rates, development constraints, etc. At best, it is possible to give a general picture of land prices in the Town of Washburn by analyzing Bayfield County’s assessed land values, and by reviewing recent real estate listings and transactions. As of March 2007, there were only 3 single-family residential acreages on the market, with a 120 acre residential site asking \$1,575,000; a 26 acre residential for \$220,000 and a 10-acre residential for \$228,000 (Note: the \$1.575 million property also includes a sand and gravel pit, which could potentially generate revenue for the buyer/homeowner). There were also several undeveloped, rural residential properties that had asking prices of roughly \$2,225 to \$4,000 per acre. The Town of Washburn’s Assessor indicated that last year (2006) a 5 –acre lot with a small

single-family home was listed for \$300,000, and a separate 5-acre parcel with a larger single-family home was priced at \$175,000. Plus, a 40-acre vacant parcel sold for \$80,000.

All of these values indicate that values of properties in the Town may fluctuate or differ greatly, depending on the conditions of the residential dwelling or the availability of natural resources for private use, such as timber or sand and gravel. Due to the Town of Washburn being primarily residential, these residential land values will probably remain consistent with these average values for a number of years, and value increases will most likely be affected by inflationary factors. Almost all of the available vacant land was listed as “*ideal for residential developments or living*,” and that is not expected to change over the next 20 years. No listings or recent sales of agricultural or commercial properties were available.

The Town of Washburn has many attractive qualities making it a desirable place to live, work, and recreate. The proximity of the Town to such natural amenities as Chequamegon Forest, Lake Superior, along with the numerous trails and parks, trout streams and rivers, and the overall low population density represent the kinds of amenities people seek. These factors will help drive the demand for residential land within the community, maintain affordable and reasonable property values, and help attract more residents to the community.

Again, at best, it is possible to give a general picture of land prices in the Town of Washburn. One can also review Bayfield County records online to determine assessed land values in the Town. However, it should be noted that the assessed value is generally considerably lower than the market value of land.

FUTURE LAND USE PLAN

The future land use plan is one of the most important tools and resources for providing the Town of Washburn’s guide to future land use decision-making. More importantly, the land use plan provides a guide for ensuring that existing and future uses will be compatible with each other, co-exist in relative harmony and provide a balanced synergy between all land uses. The plan also provides a guide to steer future growth away from areas of the community where natural constraints such as wetlands, steep slopes, floodplains and protected streams and rivers exist. Development of this plan began with a community survey, developed and implemented by the Town’s Comprehensive Planning Committee, which provided a background of the property owners’ desires and preferred future land use patterns within the community. The combination of public involvement, assessment of conditions, and expected future needs led to the development of a future land use map (*refer to Map 8-2: Future Land Use Map*), along with a list of goals, objectives and policies to help facilitate the Town’s land use planning for the future.

PROJECTED LAND USE TRENDS

As the Town attempts to predict or plan for its future with this comprehensive plan, a number of factors or trends may affect the overall land use patterns of the Town. None of these trends should be surprising nor are they exclusive to just the Town of Washburn. As other rural towns in this area experience slight growth changes or population expansions, these

factors may provide a general assumption as to what is driving the demand for increased land use needs and changes. The Town and Bayfield County have seen significant changes in the residential, agricultural and private forestry land uses, and even some local changes in forest uses. Conversion of agricultural lands to recreational/residential parcels reflects continuing regional and statewide trends in farmland/forestland to residential conversions. The projected increased population and housing units for the Town of Washburn indicates the future land use changes planned for the Town will likely mirror these regional and state trends. The following is a brief listing of trends identified by the Town:

- Demand for rural housing will continue, coupled with increased demand for parcels of land.
- The continued loss of agricultural lands into residential or other uses, though the Town is seeking to minimize the loss of any agriculture land.
- As indicated in the Issues and Opportunities element, the year-round population of the Town of Washburn will likely increase. This increase may be due to first time or second-time homebuyers searching for more affordable housing, or the simple desire to move to the country.
- Proximity to job centers and access to well-maintained transportation routes will make rural residential development an increasingly popular option for new homeowners or buyers.
- As the populace ages, more resident retirees may feel the desire to relocate to the nearby Cities of Washburn, Ashland, or Bayfield, thereby opening up more housing units within the Town or providing opportunities for lots to be created from larger, older tracts.
- The number of seasonal residents and tourists is expected to increase.
- Major commercial, manufacturing or industrial development is not expected.
- Increased traffic will occur on the roadway systems to accommodate more residents and visitors to the area.
- More visitors or tourists may find the local lakes, trout streams and rivers, campgrounds, trails and other outdoor recreational areas an appealing place to spend their free time and possibly explore opportunities of living next to or nearby in the future.
- Land prices and property taxes will continue to rise.
- Seasonal housing units may continue to increase (as evidenced in Table 8-I below) or convert to year-round permanent residences.
- Home-based business and the advancement of internet and telecommunication services will become more prevalent, allowing more people the flexibility to live and work in the Town.

PROJECTED LAND DEMANDS

Future demand for land is somewhat unpredictable, mainly due to the many factors that potentially affect or influence this demand. Changes in the local or national economy, natural disasters, and the change in residents are some of the factors that may influence future land use activities. Future land use plans for the period 2000 to 2025 have been developed to assist in predicting future development activities relating to residential, agriculture, and forestland use. These future projections are based on assumptions and according to projected numbers from outside agencies, and should be used only as a guide to what might occur, not what actually will occur.

According to the Issues and Opportunities and Housing Elements contained in this Plan, population and housing units are expected to increase slightly over the next 20 years. As indicated below, the population is expected to increase from 541 to approximately 640 by the year 2025, or almost 100 additional residents. Moreover, the projected number of single-family homes (owner-occupied units) in the Town of Washburn is projected to increase from 227 to 317 units, or net increase of 90 units by the year 2025, while the projected seasonal units will also see an increase from 28 to 58, or 30 additional units. The projected increase in numbers of housing units is due, in part, to the steadily decreasing average household size and projected increasing population. This trend is also being experienced at both the state and national levels. (Table 8-I below provides a re-cap of these projected figures.)

TABLE 8-I: TOWN OF WASHBURN POPULATION & HOUSEHOLD PROJECTIONS						
	2000	2005	2010	2015	2020	2025
Population	541	567	592	614	631	640
Avg. Household Size	2.86	2.82	2.75	2.81	2.66	2.59
Occupied Housing Units	227	248	266	283	301	317
Seasonal Units	28	33	40	46	52	58

Source: U.S. Census Bureau and Bayfield County

The amount of land required for future residential development is directly correlated to its residential density allotments. If the Town maintains the average density of 4.5 acres/unit, or would entertain the possibility of creating a new zoning district where 10-acres/unit were the minimum, the acreage requirements would directly affect the projected need of available residential land throughout the Town. Table 8-J below illustrates the potential acreage for new housing units with varying density allotments, from 2010 to 2025 only.

TABLE 8-J: POTENTIAL ACREAGE REQUIREMENTS FOR OCCUPIED HOUSING UNITS 2010-2025									
Avg. Density (Acres)	2010 New Units	2010 Acres	2015 New Units	2015 Acres	2020 New Units	2020 Acres	2025 New Units	2025 Acres	Total Acres 2005-2025
4.5	18	81	17	76.5	18	81	16	72	405
10	18	180	17	170	18	180	16	160	690
35	18	630	17	595	18	630	16	560	2,415

Future Residential Land

As indicated previously, the population and number of residential units in the Town of Washburn is expected to show slight increases over the next 20 years. With population projections indicating that the Town will add another 100 residents, along with 90 occupied units and 30 seasonal units by year 2025 (and assuming each of these units are added with a minimum of 4.5 acres of land area), the projected residential acres can be illustrated, under Table 8-K below.

TABLE 8-K: PROJECTED RESIDENTIAL LAND ACRE DEMAND					
	2005	2010	2015	2020	2025
Residential Acres	1,142	1,254.5	1,375	1,483	1,582
Change in Acres	----	-112.5	-120.5	-108	-99

Future Agricultural Land

As more new residents move into the Town, and additional private forest lands become available for either housing or agricultural uses, the overall agricultural land demand will likely continue to see a slight decrease over the next 20 years. The numbers from Bayfield County and assessment rolls indicate that the agricultural land is decreasing roughly 0.4% each year, or almost 2% over a five-year period. Using this percentage we calculate the loss or reduced demand for agricultural land under the following Table 8-L:

TABLE 8-L: PROJECTED AGRICULTURAL LAND ACRE DEMAND					
	2005	2010	2015	2020	2025
Agriculture Acres	1774	1739	1,705	1,670	1,636
Change in Acres	----	112.5	120.5	108	99

Future Forestry Land

As indicated previously in this chapter, forest (national forest) lands and private forests are the dominant land use in the Town of Washburn. As of year 2006, the Town has over 36,899 acres in federal forestlands and 13,312 acres in private forestlands, for a total of 50,211 acres. However, during the last 5 years, the forest lands have actually increased, from 36,739 to 36,889 acres, an approximate 4% increase, while the private forest lands have decreased, from 13,792 to 13,312 acres, or a 3.5% decrease. Based on past and current trends, and with the recent activity of harvesting from the private forest lands by a local development company within the last 5 years, it is projected the Town of Washburn can expect to lose approximately 2% of forestland in each five-year planning cycle. Using this percentage we calculate the loss of forestland under the following Table 8-M:

TABLE 8-M: PROJECTED FORESTRY LAND ACRE DEMAND					
	2006	2010	2015	2020	2025
Forest Acres	50,211	49,207	48,223	47,258	46,313
Change in Acres	----	-1,004	-984	-965	-945

This loss of forestry lands however, may be tempered by the fact that the land remains under a Private Forest land use designation or remains under the F-1 Forestry zoning, thereby decreasing this projected loss of forested acres.

POTENTIAL LAND USE CONFLICTS

Within the Town of Washburn, the agricultural, rural residential and forestry uses have coexisted for many years with relatively little conflict. Any person traveling through the Town would soon witness a number of small rural residential acreages, mixed in with a scattering of larger farmsteads and fields, or the occasional private forest or stand of trees awaiting harvest, or the ever present National Forest area. Traditionally, communities experience land use conflicts when a more intense use (for example, a commercial or industrial use) produces excessive noise, traffic, odors, or other problems that adversely affect a less intense use (for example, a residential use). These sorts of conflicts do not appear to be a major problem in the Town of Washburn. One of the goals of the comprehensive plan is to reduce the potential for land use conflicts.

In rural environments such as the Town of Washburn, land use conflicts are generally either

- 1) conflicts with the individual landowner or between neighboring landowners, or
- 2) uses and activities that may be considered undesirable to the community.

Potential or typical land use conflicts can occur in cases where residential land use infringes upon areas of agricultural uses. These types of conflict represent differences or inconsistencies with individual landowners, as both agricultural and residential uses are generally considered “desirable” land uses by the Town.

The second type of land use conflict arises when a use conflicts with the wishes of the larger community. For example, a proposed communication tower, sand and gravel operation, or outdoor commercial recreation lodge or facility may be widely opposed by the community as a whole. These types of conflicts can sometimes be difficult to avoid completely due to existing regulations and the fact that these conflicts may involve many independent jurisdictions. A primary tool for reducing the potential for conflict is by establishing clear growth and development policies and by providing for a thorough review of development proposals. The land use map also provides an illustrative and user-friendly guide in establishing the preferred land uses and activities throughout the Town. Finally, the Comprehensive Plan should provide the goals, objectives and policies, which help establish the framework for evaluating future development proposals and establish the criteria or performance standards.

Examples of Potential Land Use Conflicts

- Communication towers or facilities
- Utility lines or new corridors
- Landfills
- Excessive or Obtrusive Home Based Businesses
- Dilapidated/Vacant and/or Seasonal Dwellings next to new or well-maintained single-family dwellings.
- Commercial/Recreation Lodges or Facilities
- ATV/Snowmobile trails in pristine, tranquil environments
- Sand and Gravel/Mining operations
- Transportation, and related facilities
- Large-scale animal farms/stables/ranches
- Manufacturing or Industrial operations

The Town of Washburn has been very attentive and diligent in its approach to providing a future land use plan, map and strategy that identifies and minimizes the potential for land use conflicts. In order to continue to reduce the potential for conflict, the Town should

remain cognizant of changes in planning and development requirements of adjacent and overlapping jurisdictions. Furthermore, the Town should continue to communicate with neighbors and with the county on land use issues and policy.

FUTURE LAND USE MAP

The Town of Washburn's "Future Land Use Plan" map, which depicts a general land use design and preferred development patterns for the Town's future, is shown on the following Map 8-2: Future Land Use Map. This map is intended to serve as a development guide for its residents, Town officials and Bayfield County. This map, land use category descriptions, and the development guidelines outlined in the Implementation Element will be used to evaluate future development proposals. The future land use map is not a zoning map and does not alter the existing zoning on each property. As such, landowners may continue to use their property in a legal manner, in accordance to the provisions of the Bayfield County Zoning Ordinance.

The Future Land Use Map is to be used by the Town of Washburn's Plan Commission, in order to review and evaluate future land use proposals. The map and supporting narrative should be used by the Plan Commission to review rezoning requests, land divisions, and other types of development applications and to make recommendations to the Town Board. Furthermore, Bayfield County officials should consider the map and supporting narrative in its land use decision-making process and should base any future zoning amendments on the provisions of this document.

How the Map was Developed & Proposed Modifications

Early in the planning process, surveys were distributed to all landowners in the Town; the results of these surveys assisted the town planning committee in defining community issues and opportunities. A series of goals and objectives were developed which embraced the community vision as expressed by the citizens in their responses to the survey. These tools were utilized in conjunction with an analysis of existing environmental, infrastructure, and transportation conditions to determine the most appropriate locations for future growth and development. Finally, growth forecasts based on the projections found in the Issues and Opportunities and Housing Elements provided the means to assess future needs related to land use. The combination of public involvement, assessment of conditions, and expected future needs led to the development of a future land use map and supporting narrative. Some of the changes made to the Existing Land Use Map to the Future Land Use Map are detailed as follow:

Forest and Other Similar Land Uses

The original Existing Land Use Map in the 2001 Town of Washburn Land Use Plan, and the Existing Land Use map indicated previously under Map 8.1, illustrate four distinct areas which are primarily covered in forestry type lands: Federal Forest Land; State Land; County Land; and Private Forest Land. The proposed Future Land Use Map (refer to 8.2) has now combined the Federal Forest Lands and State and County Lands under one land use category, to be known as "Public Forest." Since these areas are currently under federal, state and county jurisdictions, and are unlikely to provide any real or potential development opportunities for the Town, it was decided to reclassify these areas under a single land use.

The Town will continue to work in close cooperation with Federal, State and County officials in preserving and protecting these areas, since they already provide wonderful natural amenities and environments the Town wishes to support and maintain.

Meanwhile, the Private Forest Land use has essentially remained the same as “Private Forest,” which will continue to allow for the private harvesting or plantings of trees, and other similar and consistent land uses, and also allow for single family dwellings of up to one unit per 4.5 acres (as currently permitted under the Forestry – 1 Zoning District for Bayfield County.)

Commercial

The only commercial land use classification in the Town of Washburn is the C-Side Bar and Restaurant located at 28545 County Highway C. The Town has indicated its desire to remain free of any large-scale commercial or manufacturing enterprises, and does not wish to encourage or support the expansion of commercial uses throughout the Town. The Town already allows limited commercial activity by means of home occupation permits, and since this type of retail customer service use is not an activity the Town wishes to support and encourage as well, this commercial land use category is being eliminated. The continued activity of the C-Side will not, however, be threatened or taken away due to the elimination of this land use category. (Refer to the Future Land Use Plan map 8.2).

Agricultural

The Existing Land Use Map does illustrate some areas that have been expanded under the former Agriculture designation with the new “Agricultural” land use classification. Most of these areas are consistent with lands and soils that are conducive and reliable for current and expanded agricultural or farming activities. At this time, limited crop farming is present throughout the Town, and hay and livestock farms may continue to be the dominant choice of farming activities. Other agricultural uses include dairy farming and pastures.

Municipal/Institutional

Municipal Land Use has been revised to “Municipal/Institutional.” No major differences are indicated in the proposed Future Land Use Plan or map, since these areas have remained unchanged for the past several years, and no changes or expansions of these areas are anticipated.

Residential

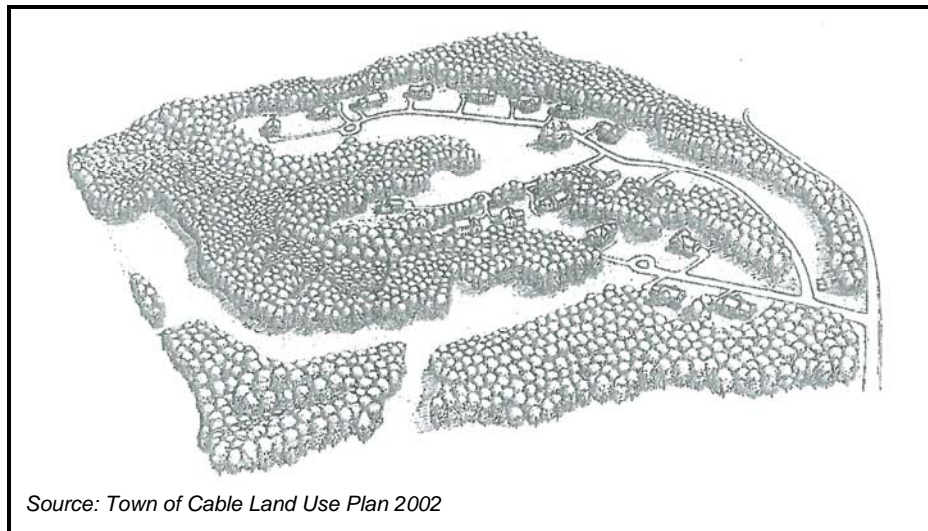
Although the Town has essentially elected not to make any major or serious changes to their overall land use plan at this time, one of the major inclusions they have elected to provide and illustrate on the Future Land Use Map is the new “Residential” land use classification. These residential areas are intended to provide for cluster style developments, sometimes referred to as “Conservation Subdivisions.” As indicated previously under the Issues and Opportunities section of this Plan, the Town is projected to increase its population by approximately 100 new people. The Town Comprehensive Planning Committee recognized this fact and felt it was important to provide an alternative to large tract residential developments with smaller units to acreage ratios (or higher density) under a residential development. These areas are encouraged to support or provide for potential conservation or cluster style developments, which are showing up in other

surrounding rural towns similar to the size and character of the Town of Washburn. The following is a brief explanation and graphic illustrating a typical conservation or cluster style development:

Conservation or Cluster-Style Residential Development

Conservation or cluster subdivisions are implemented through the local zoning regulations, which may afford the placement of higher than normal residential dwellings in a parcel of ground than those that allow for single-family dwellings under the standard zoning districts of a community. The benefit of a cluster development is that it preserves the look and feel of the surrounding environment, and protects the surrounding open spaces and natural characters within the proposed development parcel. The conservation or cluster developments require dwelling units to be clustered or grouped on a select area of the parcel, leaving a significant portion of the parcel to be dedicated as open space. For example, under a typical 40-acre sized parcel, the development is allowed an incentive to provide a maximum number of individual dwellings inside the clustered development along with a smaller than normal dwellings units to acreage ratio, such as 1 per 2.0, 1 per 2.5 Units/Acre, or similar. The development further requires the dedication of an open space requirement of a certain percentage; say 50% over the entire 40-acre parcel. The following graphic (refer to Figure 8-1) is an example of a conservation or clustered development on a 40-acre parcel the Town may consider as part of its Residential Land use plan:

Figure 8-1: Typical Conservation or Cluster Style Development



Sensitive and Transitional Areas

The Comprehensive Planning Committee also elected to illustrate on the Future Land Use Plan map those areas they felt were considered **Sensitive Areas** and **Transitional Areas** throughout the developable portion, or the eastern one-third, of the Town. The Sensitive Areas are defined as: *“Areas which are subject to erosion problems and are generally unsuited for development. Mass soil wasting and severe gully erosion can occur unless proper safeguards are in place. Upstream watershed changes (i.e., housing, roads, and*

other impervious surfaces) can cause stable channels in these areas to degrade. The best practice for these areas is a permanent forest cover.”

Transitional Areas are defined as: *“Soils in these areas have limitations for certain types of development. These areas are typified by sandy soils over clay soils and tend to be seasonably wet. Excavations in these soils are subject to cave-ins. These regions are generally not suited to septic field development and often require alternative sanitary systems such as mounds. Roads in these areas tend to have and are subject to break-up and often contain unstable wet zones. Some groundwater recharging of the aquifer occurs in these areas.”*

Sensitive areas are areas of very fragile soils that are highly prone to erosion. Development of these areas is not recommended. The best use of these areas is to remain in natural forest cover. Transitional areas are not intended to preclude development or activities on those properties or parcels that may be affected by these overlay areas. However, they represent environmentally sensitive areas throughout the Town that may need added protection and/or careful analysis prior to undertaking any form of development. Any development or activity in these areas should require the Town Plan Commission or Town Board oversight and approval, to be evaluated on an individual basis during the review process. *(Refer to Future Land Use Map 8.3 that illustrates these Sensitive and Transitional Areas throughout the Town of Washburn.)*

REQUIRED ZONING CHANGES

As is typical whenever a community adopts a new Comprehensive Plan, the municipality should also make recommendations to the applicable Bayfield County officials to update its Zoning Ordinance and Zoning Map to be consistent with this Comprehensive Plan. If necessary, the Town should recommend establishing new zoning districts that reflect the Land Use Plan. For example, if the Town felt the need to add or create a new residential zoning district that allowed for 1-unit/10-acres. Furthermore, the Town should recommend changes to the existing standards for each district that reflect the goals, objectives, and policies of the Land Use Plan. The Town Planning Commission and Town Board will need to develop a public participation plan to involve property owners in this planning process, and work in close cooperation with the Bayfield County Zoning Department and Bayfield County Supervisors to make any recommend changes to these zoning districts and/or maps.

GOALS, OBJECTIVES, AND POLICIES

The following goal is a broad statement that reflects the Town of Washburn's vision for land use. It represents the end that the Town is striving to attain. The objectives are specific, measurable, intermediate ends that are achievable and mark progress towards the goal. The policies are key actions intended to accomplish the stated objectives.

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.

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.

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

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.

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.

Policy 8.1.e: Support setbacks for residences and screening standards from roadways and shared driveways between residential uses.

Policy 8.1.f: Minimize the visual impacts of existing and/or future communication towers, and discourage the placement of additional towers or support co-location requirements to existing towers.

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.

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

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 support protective land use measures to assist in this initiative.

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

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.

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.

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.

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

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.

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.

Policy 8.3.c: Support 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 the Town of Washburn.

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

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 continuation or farming of locally important and unique farmlands for agricultural purposes (e.g. personal farms, rental farm land or community farm plots).

Objective 8.6: Identify and clearly designate and protect the Town's locally important and unique farmland areas and discourage the conversion of 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.

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 and maintenance of aesthetic buffers or vegetative/wooded natural screening for residences from local roadways.

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 sustainable forest management practices for the Town.

Objective 8.10: Encourage the retention of large blocks of forested lands that are not fragmented by residential or other developments.

Policy 8.10.a: Ensure the protection of and expansion of wildlife habitats throughout the Town.

Policy 8.10.b: Ensure and contribute to preserving the rural character of the Town.

Objective 8.11: Promote cooperation of loggers and U.S. Forest Service in maintaining Town roads.

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

Objective 8.12: Promote and approve home-based businesses that are not obtrusive or may cause disturbances to the surrounding properties or harm the natural environment.

Objective 8.13: Encourage the location of commercial and light industrial developments within the nearby City of Washburn.

Objective 8.14: Limit or restrict the placement of any signs and billboards throughout the Town.

TOWN of WASHBURN

EXISTING LAND USE MAP

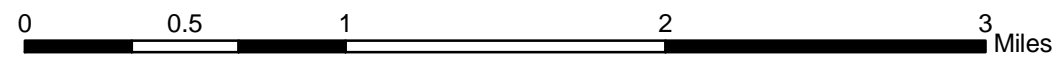
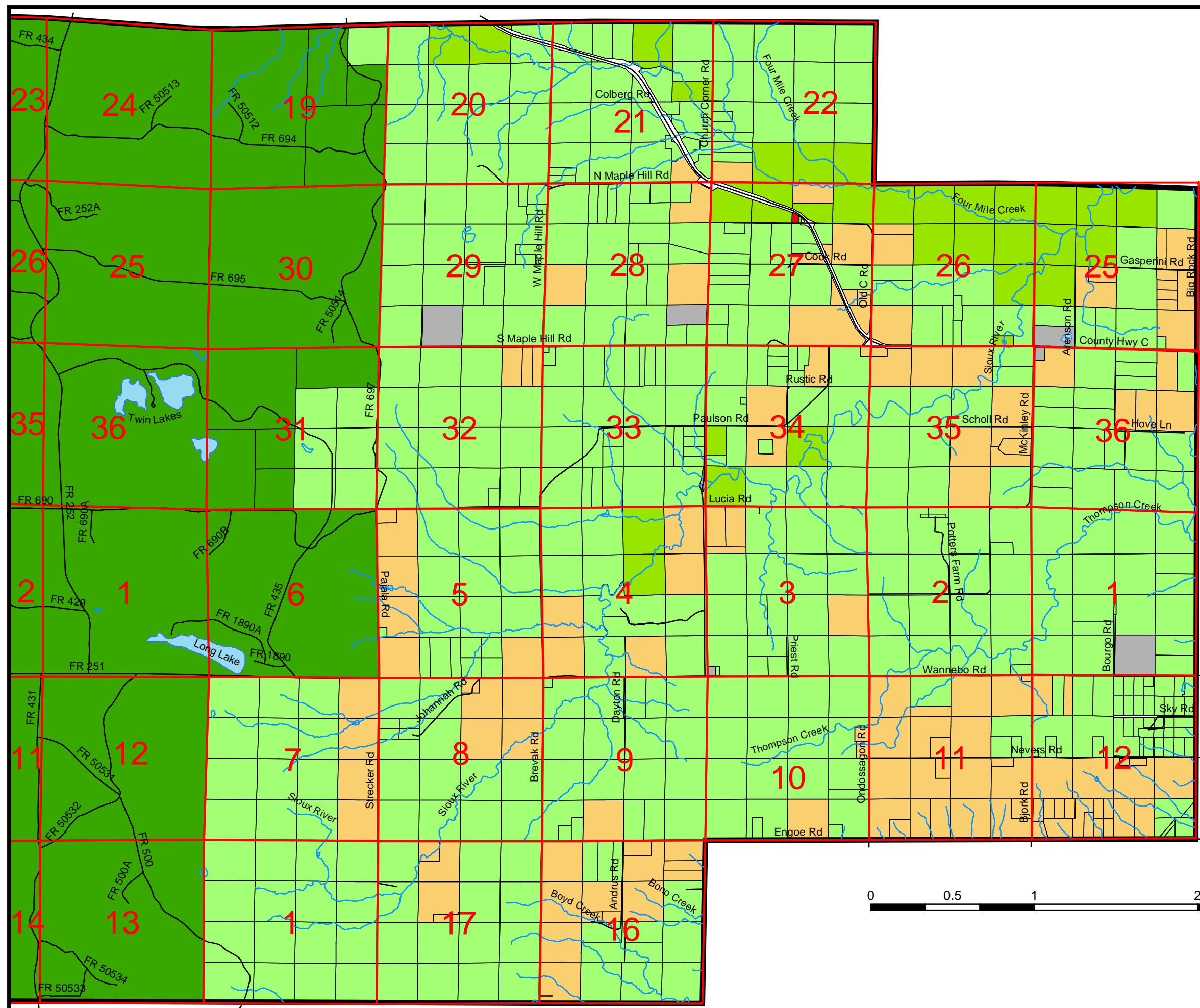
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LAND USE CLASSIFICATION

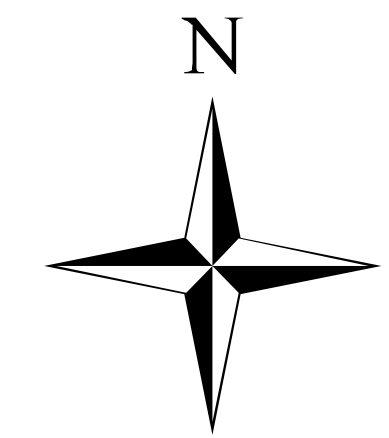
- Agricultural
- Commercial
- Municipal
- Federal Forest Land
- State/County Land
- Private Forest land
- Lakes
- Roads
- Rivers/Streams
- Parcels
- Sections



TOWN of WASHBURN

EXISTING LAND USE MAP

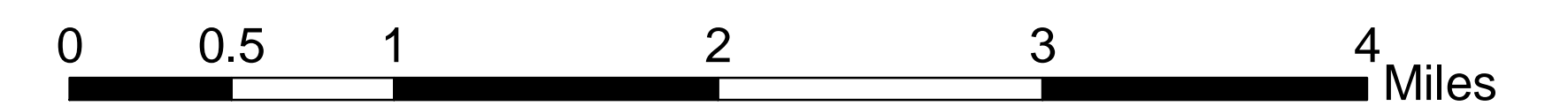
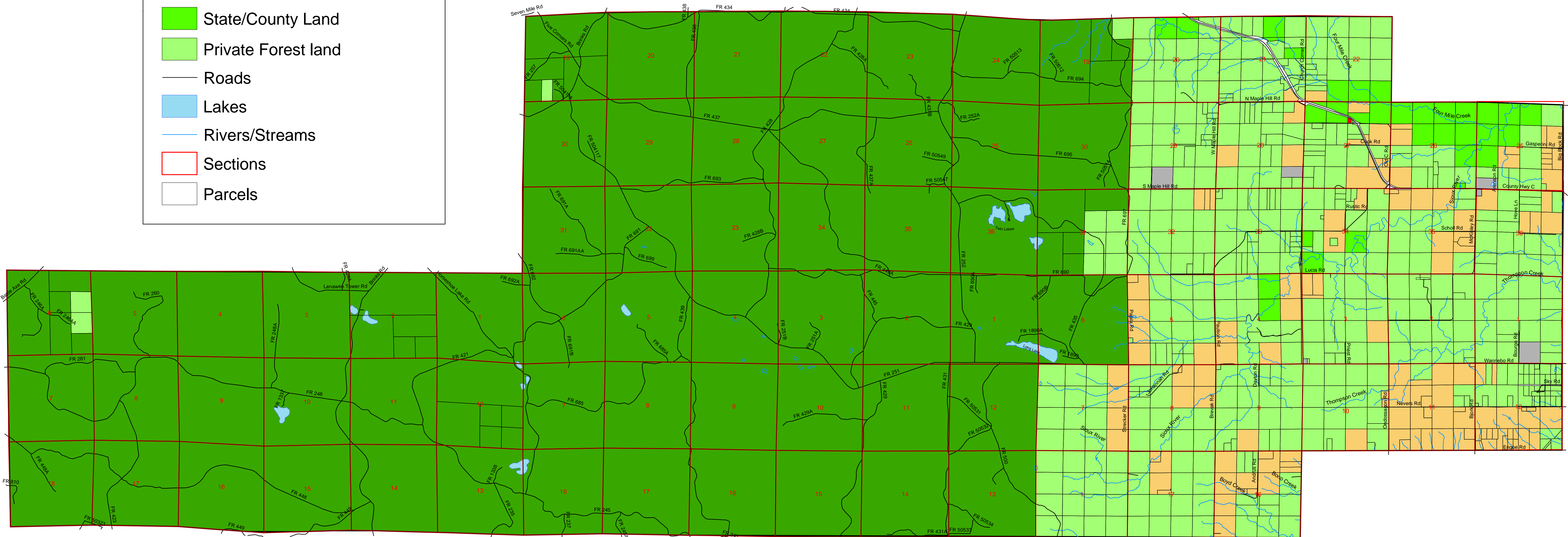
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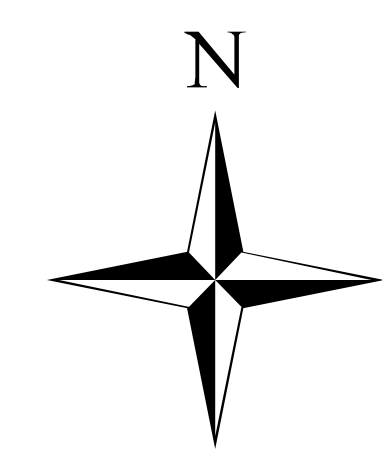
LAND USE CLASSIFICATION

- Agricultural
- Commercial
- Municipal
- Federal Forest Land
- State/County Land
- Private Forest land
- Roads
- Lakes
- Rivers/Streams
- Sections
- Parcels



TOWN of WASHBURN

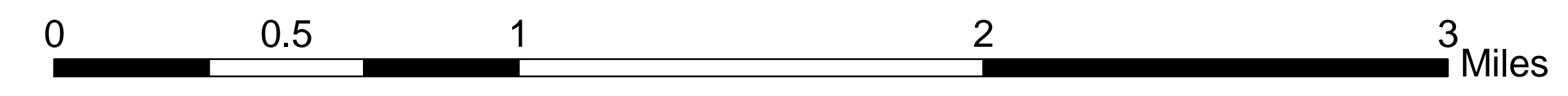
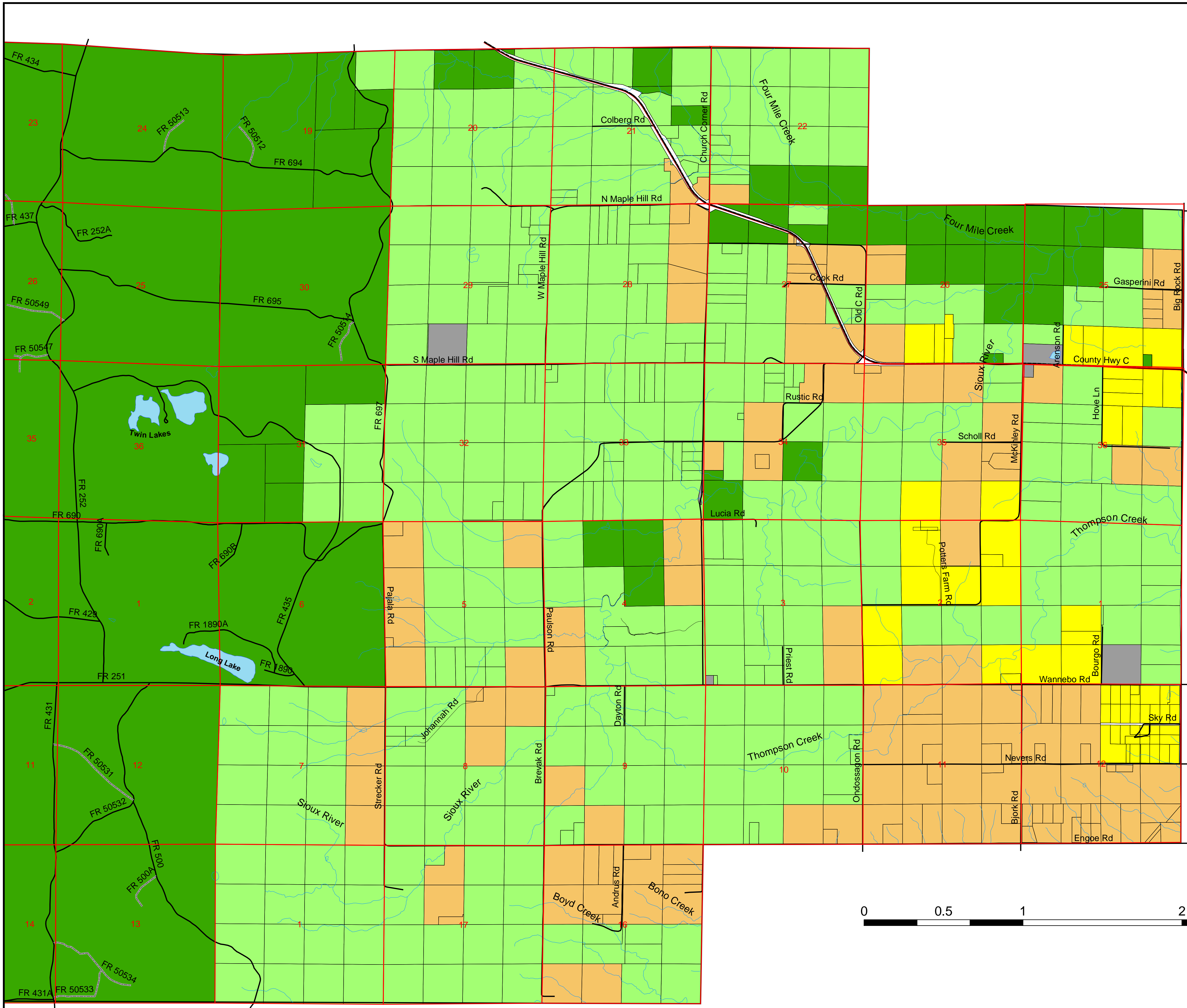
FUTURE LAND USE MAP



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LAND USE CLASSIFICATION

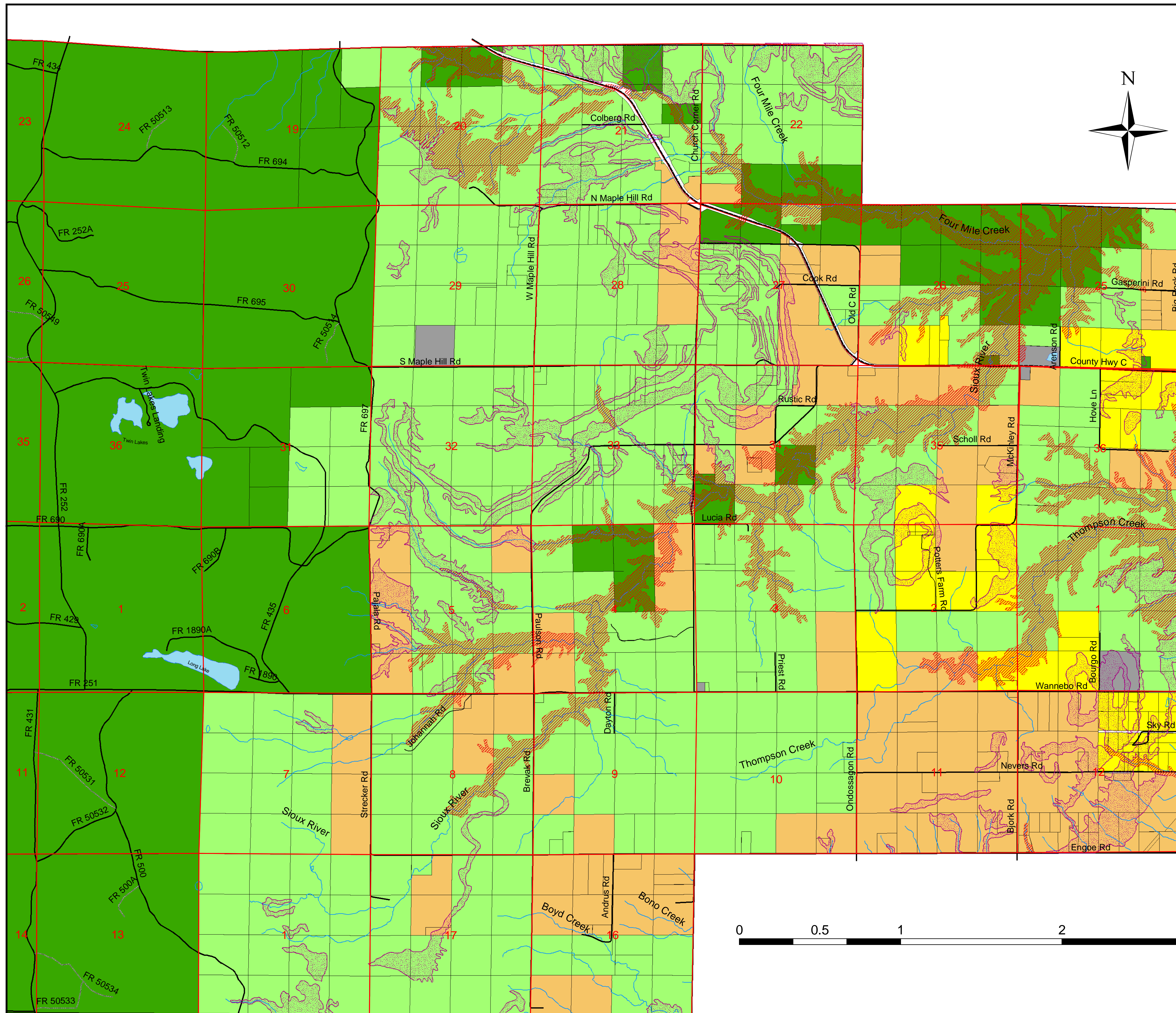
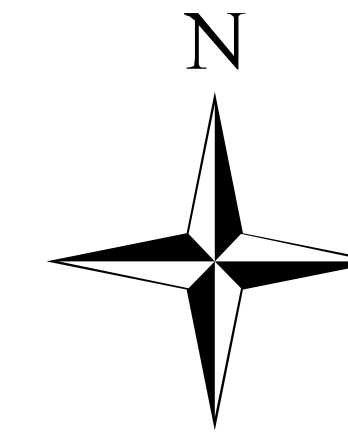
- Public Forest
- Private Forest
- Agricultural
- Residential
- Municipal/Institutional
- County Highway
- Town Road
- Forestry Road
- Private Road
- Lakes
- Rivers/Streams
- Parcels
- Sections



TOWN of WASHBURN

FUTURE LAND USE MAP

with
SENSITIVE & TRANSITIONAL OVERLAYS



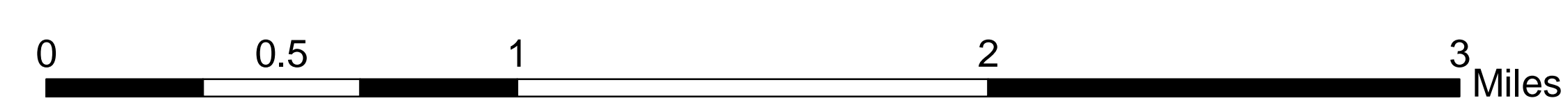
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LAND USE CLASSIFICATION

- Public Forest
- Private Forest
- Agricultural
- Residential
- Municipal/Institutional
- Lakes
- Rivers/Streams
- Parcels
- Sections
- Sensitive Areas
- Transitional Areas

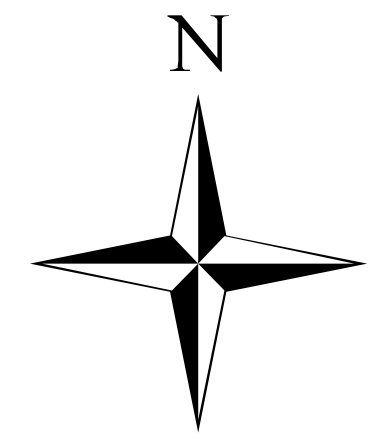
SENSITIVE AREAS: These areas are subject to erosion problems and are generally unsuited for development. Mass soil wasting and severe gully erosion can occur unless proper safeguards are in place. Upstream watershed changes (i.e., housing, roads, and other impervious surfaces) can cause stable channels in these areas to degrade. The best practice for these areas is a permanent forest cover type.

TRANSITIONAL AREAS: Soils in these areas have limitations for certain types of development. These areas are typified by sandy soils over clay soils and tend to be seasonably wet. Excavations in these soils are subject to cave-ins. These regions are generally not suited to septic field development and often require alternative sanitary systems such as mounds. Roads in these areas tend to have and are subject to break-up and often contain unstable wet zones. Some groundwater recharging of the aquifer occurs in these areas.



TOWN of WASHBURN

FUTURE LAND USE MAP



Legend

LAND USE CLASSIFICATION

- Public Forest
- Private Forest
- Agricultural
- Residential
- Municipal/Institutional

— County

— Town

— Forestry

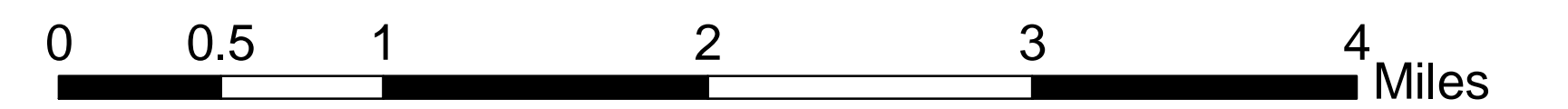
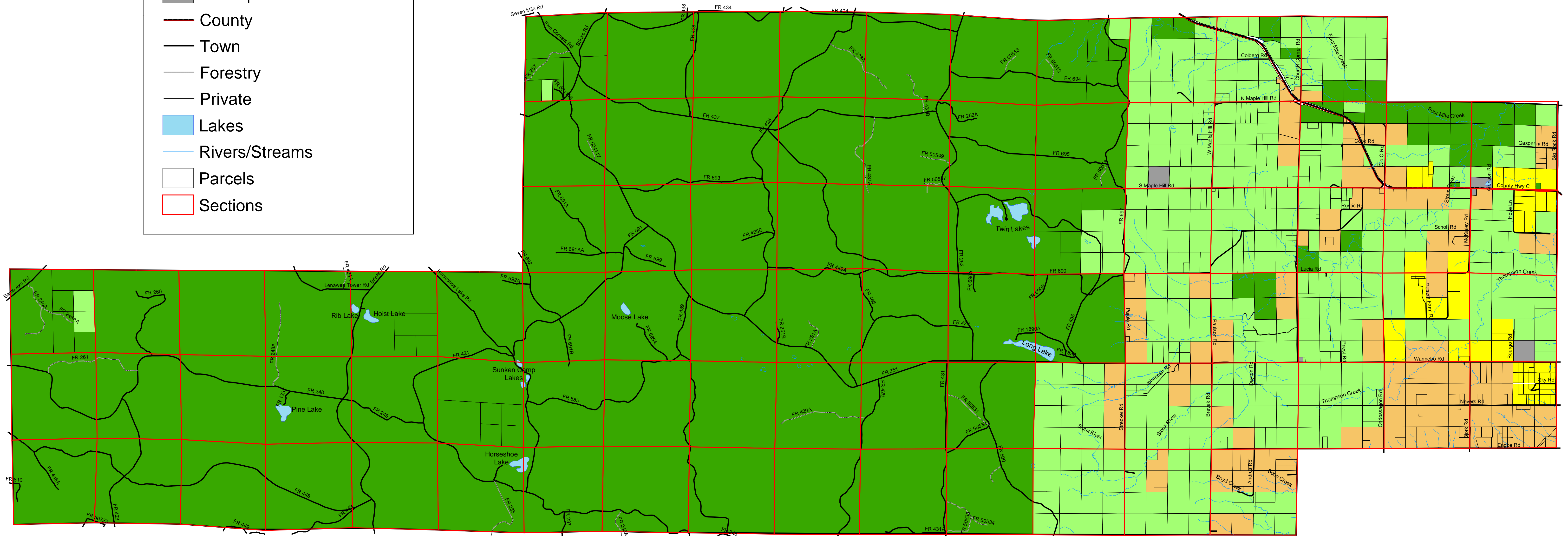
— Private

Lakes

Rivers/Streams

Parcels

Sections



Chapter 9:

INTERGOVERNMENTAL COOPERATION

INTRODUCTION

The adage: “The whole is greater than the sum of its parts,” speaks to the value of intergovernmental cooperation. Although the Town of Washburn is not the economic, educational, social or cultural center of the regional area, it nevertheless plays an integral role in the continued success of the region’s future. Many issues that may affect the Town of Washburn also affect other governments in the region. By cooperating with each other, all units of government can benefit. Intergovernmental cooperation is a “win-win” proposition for all involved.

This chapter provides a plan for the Town of Washburn to strengthen its relationship with other units of government. It provides an analysis of existing areas of cooperation and potential conflicts between governments, and it describes strategies to resolve the conflicts. It also includes goals, objectives, policies, and programs for joint planning and decision-making that affect the Town and the region.

INVENTORY AND ANALYSIS

OVERVIEW

Description of Neighboring and Overlapping Governments

Neighboring governments (those abutting the Town) include the City of Washburn, Town of Bayview, Town of Barksdale, Town of Bell, Town of Clover, Town of Port Wing, Town of Tripp and the Town of Orienta. The Cities of Bayfield and Ashland, though not directly bordering the Town of Washburn, still serve as important urbanized neighbors.

In addition, other towns and cities in the region, as well as the Red Cliff Reservation and the Bad River Reservation, provide opportunities for intergovernmental cooperation. Overlapping governments and governmental agencies include Bayfield County and the Washburn School District also has some jurisdiction in the Town of Washburn. The Wisconsin Department of Transportation, the Wisconsin Department of Natural Resources, and the Chequamegon National Forest, which is administered by the U.S. Forest Service, also provide some administration and oversight to specific areas inside the Town.

The Town of Washburn can also benefit by cooperating with various organizations including the City of Washburn Chamber of Commerce, the Alliance for Sustainability, the Wisconsin Indianhead Technical College, Northland College, the Bayfield County Economic Development Corporation, the Bayfield County Extension Office, and others.

The continued cooperation with the city and the surrounding towns is crucial for expanding educational, economic, social and environmental opportunities and values for the students and residents of the Town of Washburn. Cooperative planning with these local governments on future public infrastructure and service projects could improve these services greatly for the region. Pooling resources in communities where resources are limited is important during lean times. Communities should cooperate in establishing and maintaining a clear framework for working together to provide services to residents and visitors and to preserve the rural character of the region while maintaining the unique identity of each local community.

Existing Cooperation

The Town of Washburn has taken proactive steps in cooperating and working with neighboring and overlapping governments on numerous issues. The Town contracts with the City of Washburn to provide fire and emergency (ambulance) services, and Bayfield County provides police protection and roadway patrols. The Town also cooperates and works the Wisconsin Department of Natural Resources in protecting and preserving environmentally sensitive corridors (trout streams and rivers) and providing public parking areas near these resources. Many other examples exist as well.

Recently, the City of Washburn invited representatives from all neighboring and overlapping governments to participate in four intergovernmental cooperation meetings that the City facilitated as part of its own comprehensive planning process. Representatives from all neighboring and overlapping governments, including the Town of Washburn, attended the meetings. The meetings provided an excellent forum for the various governments to discuss opportunities to work together. Strong cooperative relationships exist between the Town of Washburn and neighboring and overlapping governments.

Existing Intergovernmental Agreements

Washburn has several agreements with other governments. For example, the Town has an agreement with the neighboring City of Washburn to provide fire protection and emergency medical services. The Town relies upon Bayfield County's professional staff to provide zoning ordinance regulations and oversight, code enforcement, and assistance to those seeking specific land use permits and/or applications within the Town. The Town also has agreements with the County and State for road maintenance and repair, and the U.S. Forest Service to provide snowplowing and general road maintenance for the numerous miles of forestry roads within the Chequamegon National Forest. In addition, the Town of Washburn and the Washburn School District cooperate on numerous issues.

Other Potential Intergovernmental Agreements

Intergovernmental agreements are the most widely used formal agreements used by local units of government in Wisconsin. Many of these agreements are used in the framework of sharing public services such as police, fire, and emergency services, or road maintenance, or miscellaneous professional services. These types of intergovernmental agreements can also be extended to include revenue sharing, establishing boundaries, and resolving land use issues or conflicts within boundary areas. The following are types of agreements that the Town may wish to consider and explore in the future if certain conditions or opportunities present themselves:

- 1) **Trading services.** The Town of Washburn and one or more of the surrounding communities could agree to exchange services or equipment, such as joint snowplowing of town line roads (each town does one side of the road) or plows or maintains roadways or facilities that are logistically easier for another municipality to maintain.
- 2) **Renting equipment.** The Town of Washburn could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities - the community renting gets the use of the equipment without having to buy it, and the community renting out earns income from the equipment rather than having it sit idle.
- 3) **Sharing municipal staff.** The Town of Washburn could ask to share staff from the neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. The City or County could share a building inspector, assessor, planner, engineer, surveyor, accountant, drivers, mechanics, etc. whenever or if ever needed.
- 4) **Consolidating services.** The Town of Washburn could agree with one or more other communities or governmental units to provide a service together. Consolidation can make a particular service feasible when it might otherwise be cost-prohibitive or inefficient.
- 5) **Joint use of a facility.** The Town of Washburn could share the use of a public facility along with another jurisdiction(s). The facility could be jointly owned or one jurisdiction could rent space from another. Examples of facilities that can be shared are municipal buildings, garages, parks and campgrounds, education/job training centers, swimming pools, golf courses, or community centers.
- 6) **Joint purchase and ownership of equipment.** The Town of Washburn could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, shoulder-shaping machines, snowplows, street sweepers, and crack-sealers. Sharing equipment can be especially important for towns because road maintenance represents such a large percentage of their expenditures.

- 7) **Cooperative purchasing.** The Town of Washburn should consider cooperative purchasing, or procurement, where jurisdictions purchase supplies and equipment together to gain more favorable prices. In addition to saving money, cooperative purchasing reduces staff time in researching products, comparing prices, writing bid specifications, and administering the contract. Cooperative purchasing can also include buying used or surplus equipment from other jurisdictions.

There are other state statutory methods for formalizing intergovernmental agreements for services, as follows:

- **General Agreements** (*authorized under §66.0301, Wis. Stats.*) This is the type of intergovernmental agreement that is most commonly used for services. These agreements grant municipalities with authority to cooperate on a very broad range of subjects. Specifically, municipalities may cooperate together for the “*receipt or furnishing of services or the joint exercise of any power or duty required or authorized by law.*” The only limitation is that municipalities with varying powers can only act with respect to the limit of their powers. This means that a general agreement cannot confer upon your community more powers than it already possesses.
- **Cooperative Boundary Agreements** (*authorized under §66.0307, Wis. Stats.*). If a community's service sharing arrangement is part of a larger agreement about municipal boundaries, the cooperative boundary agreement statute can be utilized. The statute requires that a plan be developed that describes, among other things, how services will be provided to the agreement area.
- **Stipulations and Orders** (*authorized under § 66.0225, Wis. Stats.*). This statute provides a boundary agreement procedure for municipalities that are locked in a lawsuit over boundaries. The statute provides the litigants a chance to settle their lawsuit by entering into a written *Stipulation and Order* that is subject to approval by the judge. A referendum may be held if requested by area residents. If the residents vote to approve the agreement, the Stipulation and Order becomes binding.
- **Municipal Revenue Sharing Agreements** (*authorized under §66.0305, Wis. Stats.*) This is the only type of agreement specific to revenue. It allows adjacent communities to share taxes and fees for specific uses or services. One example of such a agreement is a city providing sewer and water to a residential development in a nearby town, and in return for a share of the property tax revenues.

The distinctions between these types of agreements are illustrated on the following Table 9-A.

TABLE 9-A: DISTINGUISHING BETWEEN INTERGOVERNMENTAL AGREEMENT TYPES				
	General Agreements	Cooperative Boundary Agreements	Stipulations & Orders	Revenue Sharing Agreements
Used for?	Services	Boundaries, services, revenue sharing	Boundaries	Revenue sharing
Binding with boundaries?	No	Yes, period fixed by participants (10 years or longer with MBR approval).	Yes, so long as any party is willing to seek enforcement of the agreement	Yes, period fixed by participants (10 year minimum)
Notice required?	No	Yes	Yes	Yes
Public hearing required?	No	Yes	No	Yes
Referendum?	No	Advisory referendum possible	Binding referendum possible	Advisory referendum possible
Who decides?	Participating municipalities	<ul style="list-style-type: none"> • Participating municipalities • MBR 	<ul style="list-style-type: none"> • Municipalities involved in the lawsuit • Judge • Area residents (if they request a referendum) 	<ul style="list-style-type: none"> • Participating municipalities
Who Reviews or Comments?	Participating municipalities	<ul style="list-style-type: none"> • Participating municipalities • MBR • Area jurisdictions • State agencies • RPC • County • Residents 	<ul style="list-style-type: none"> • Municipalities involved in the lawsuit • Judge • Area residents (if they request a referendum) 	<ul style="list-style-type: none"> • Participating municipalities • Residents

Source: Wisconsin Department of Administration, *Guide to Preparing the Intergovernmental Cooperation Element of a Local Comprehensive Plan*.

ISSUES, OPPORTUNITIES, AND POTENTIAL CONFLICTS

The Town’s Comprehensive Planning Committee investigated and attempted to identify any potential intergovernmental conflicts between the Town of Washburn and the neighboring and overlapping governments. Due to the overwhelming desire of its residents to retain the rural lifestyle and remain a low-density residential Town, and the fact that most of the high density or intensive land use changes (such as commercial or manufacturing uses), would more than likely take place in the nearby City of Washburn, the potential for conflicts should be minimal. No major points of conflict have been identified between the Town of Washburn and the adjacent communities.

The following information summarizes key intergovernmental cooperation issues and opportunities that came out of the intergovernmental cooperation meetings that the City of Washburn facilitated as part of its comprehensive planning process. The Town Comprehensive Planning Committee has selected only those potential conflicts that may directly or indirectly affect the community, or those that may arise between the Town of Washburn and neighboring and overlapping governments. For further reference or conflicts, refer to corresponding chapters of the Comprehensive Plan.

Land Use

Land use issues and opportunities discussed among governments include the following:

- Explore opportunities to work together on land use planning issues near and along the shared corporate boundaries between the Town of Washburn and City of Washburn, especially along the County Highway C corridor.
- Ensure the City of Washburn controls or addresses land use practices that allow sprawling, poorly planned development in the adjacent rural areas.
- Explore the possibility of working together to develop a regional or joint industrial park that would benefit the area, not just one community.
- Work together to preserve productive farmland in the area.
- Work together to address the long-term maintenance of closed landfills in the area.
- Work together to preclude the development of any future telecommunication towers, or extension of any existing towers. Encourage co-location requirements and standards for additional or new equipment to be installed on existing towers
- The Town and City of Washburn will work together to ensure that the Town is notified and included in discussions well in advance of any potential land annexation plans by the City. *(Note: due to the remaining available and developable land within the city limits, there are no immediate or future plans to annex any portion of the Town or neighboring lands within the next 20 years.)*

Rivers, Streams, Lakes and Waterfront/Coastal Resources

The rivers, streams, recreational lakes and waterfront and coastal resource issues and opportunities discussed among governments include the following:

- All entities need to work together to preserve and protect the various trout streams and rivers throughout the Town, the recreation lakes found in the Chequamegon National Forest, and the wetlands and drainage ways that eventually feed into the rivers and streams that eventually drain into the Chequamegon Bay/Lake Superior basins.
- Recognize that Lake Superior is a regional resource that people throughout the area enjoy and depend on. Explore ways to ensure that all residents in the region have adequate access to Lake Superior.
- Work together to protect the Chequamegon National Forest's and Chequamegon Bay's plants, animals, and water resources.

Transportation

Transportation issues and opportunities discussed among governments include the following:

- Work together to enhance the Bay Area Rural Transit (BART) system. Explore ways to encourage use of the public transportation system. Work to make the public transportation system more energy efficient and cost effective.
- Explore the creation of a bus and/or rail transportation hub that could serve residents in the region as well as visitors from other areas of the country including Madison, Milwaukee, Chicago, and Minneapolis-St. Paul.
- Explore opportunities to provide public parking and park and ride facilities that benefit the area. Promote carpooling opportunities.
- Encourage additional bicycle and pedestrian trails that connect communities and key destinations throughout the region.
- Encourage the use of existing regional snowmobile and ATV trails and the connections between communities and key destinations including the Chequamegon National Forest. Address concerns relating to use of the trails.
- Work together to explore designating State Highway 13 as a scenic byway. Also, explore designating pertinent roads as rustic roads.

It is imperative that governments cooperate on transportation issues. Potential conflicts could arise if one community does not see the value of working together on regional trails, or if some communities do not contribute their fair share to addressing and supporting public transportation efforts.

Utilities and Community Facilities

The Town of Washburn is willing to cooperate and assist with neighboring and overlapping governments on many issues relating to utilities and community facilities. The residents have indicated their desire to provide financial support to the nearby City of Washburn's library system and recreation programs, and also support to the City's fire and rescue services and facilities. Yet with all the cooperation that exists, governments can do more. Issues and opportunities discussed among governments include the following:

- Explore opportunities to work together on parks and recreation facilities that benefit the region.
- Continue to share and operate police, fire, and emergency medical services in a manner that provides quality, cost effective service.
- Work together to address the concerns of area school districts regarding declining enrollment and the need to upgrade facilities. Coordinate with the Washburn School District to explore the possibility of replacing the Washburn Middle/High School with a new school that may serve a broader area than it currently serves. Consider integrating regional recreation facilities with the creation of a new school.
- Promote recycling, reduction, and reuse of materials.

- Promote energy conservation programs and explore opportunities to develop sustainable energy production in the region, including wind and solar energy.
- Identify opportunities to share or trade equipment and services.
- Explore options to develop joint facilities for stockpiling road salt and sand, fuel stations, and other public works facilities.

Potential conflicts could arise if communities do not contribute their fair share to supporting the area's community facilities. However, by working together, these types of issues can be successfully addressed.

Agricultural, Natural and Cultural Resources

The Town of Washburn can do its part to address issues relating to the agricultural, natural and cultural resources, yet the region as a whole must cooperate to ensure the protection and enhancement of these resources. Agricultural, natural and cultural resources issues discussed among governments include the following:

- Recognize that the enhancement and protection of natural resources is strongly tied to the region's economy and its quality of life.
- Work to connect fragmented ecosystems.
- Explore opportunities to strengthen food production in the region, including aquaculture.
- Promote the region's historic and cultural resources.
- Work together to enhance and promote the creative professions in the region.

Potential conflicts between governments could arise if a jurisdiction allows insensitive land use practices that adversely affect the region's resources or another community. For example, a neighboring city or town that allows a major residential subdivision or large commercial/industrial use on prime agricultural land would conflict with the Town's vision to reduce sprawl, and more importantly preserve the existing natural and agricultural resources within the area.

Housing

Housing issues and opportunities discussed among governments include the following:

- Recognize that economic development is tied to the region's ability to provide diverse housing options that meet the needs of the region.
- Promote quality, affordable rental options and provide transitional housing as needed.
- Address concerns over the proliferation of seasonal (second) homes in the region.
- Work to enhance property maintenance throughout the region.
- Work together as a region to discuss an appropriate balance of new housing between rural and urban areas.

Potential disagreements between governments could arise if, for example, a government promotes a high-density housing development in a rural area that cannot be adequately served by community facilities and services.

Economic

The Town of Washburn's economy and the regional economy are connected. Consequently, the Town of Washburn and its neighboring and overlapping jurisdictions must cooperate to ensure that the regional economy is healthy. Economic issues and opportunities discussed among governments include the following:

- Continue to promote tourism as a means to grow the economy, but also explore other options that produce higher paying jobs.
- Explore technological innovations that can grow the regional economy in a healthy and sustainable manner. For example, explore the possibility of producing wind and solar energy, biodiesel fuels, and telecommuting hubs.
- Explore opportunities to use the Ashland Agricultural Research Station in a manner that continues to benefit the region.
- Capitalize on the tremendous number of public sector jobs and services in the region by exploring potential spin-off opportunities that would provide synergistic relationships between the public and private sectors.
- Promote and provide greater opportunities for the rural town residents to work from home or establish home-based businesses, which will reduce the travel, needs and costs between homes and employment bases.
- Work together to promote value-added industries that incorporate regional resources.
- Continue to coordinate regional events and festivals that draw people from across the country.

Potential conflicts could arise between governments if a government chooses to allow economic development that adversely affects the region's natural and social resources.

GOALS, OBJECTIVES, AND POLICIES

The following goal is a broad statement that reflects the overall Town of Washburn's vision for intergovernmental cooperation. It represents the end that the Town is striving to attain. The following objectives are specific, measurable, intermediate ends that are achievable and mark progress toward the goal. The following policies are key actions intended to accomplish the stated objectives.

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.

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

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.

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

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

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.

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.

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.

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

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.

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.

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

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.

INTERGOVERNMENTAL COOPERATION PLAN

Key concepts of the Intergovernmental Cooperation Plan include the following:

- Periodically meet with neighboring and overlapping jurisdictions to identify issues and opportunities for cooperation.
- Openly share information that may be of interest to neighboring and overlapping jurisdictions; for example, distribute planning reports to neighboring communities and invite others to attend Town meetings and seminars when appropriate.
- Help organize joint planning committees to address regional issues.
- Share purchases of bulk items and special equipment.
- Continue to share services, such as fire protection and emergency medical services. Trade services where practical and beneficial.
- Continue to share facilities, equipment, and services where practical and mutually beneficial.
- Communicate and coordinate all components of the Town of Washburn's Comprehensive Plan with other jurisdictions.

- Explore opportunities for alternative energy programs.
- Work together to address the concerns of area school districts.
- Cooperate on developing and maintaining parks and recreation facilities that benefit the region.
- The Town of Washburn will cooperate with neighboring and overlapping jurisdictions to ensure that the Chequamegon National Forest and area region has a strong, sustainable economy; respects natural resources; and meets human needs fairly and efficiently.

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 officials who will be faced with the land use choices and with making these important decisions. To move toward 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, Town Plan Commission and the Bayfield County Board and Zoning Committee. It is essential that the Comprehensive 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. 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 and 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 Plan 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 Town will make to ensure implementation of the Plan.

ZONING ORDINANCE AND RELATED ORDINANCES

The Town may consider recommendations for revising the Bayfield County 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 recommend 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 officials 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 Plan Commission
3. Bayfield County Zoning Administrator
4. Bayfield County Board
5. Bayfield County Code Enforcement Officer
6. Bayfield County – University of Wisconsin Extension Office
7. Bayfield County Sheriff

8. City of Washburn (which may include but not exclusively: the Mayor; Common Council; City Staff; and City Advisory Committees)
9. City of Washburn Public Schools
10. City of Ashland (which may include but not exclusively: the Mayor; Common Council; City Staff; and City Advisory Committees)
11. BART Authority
12. U.S. Forest Service
13. Great Lakes Indian Fish and Wildlife Commission
14. Town of Barksdale, Town of Bayview, Town of Bell, Town of Clover, Town of Port Wing, Town of Orienta, Town of Tripp
15. 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 Plan 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 Plan 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 Plan Commission.

Action Date(s): 2007 – Ongoing

Ch. 3 – Goal 2: The Town of Washburn will support and encourage newer, diverse and aesthetically enhanced housing to meet the needs of residents.

Objective 3.4: 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 3.4.a: Work with public and private agencies and programs to help rehabilitate owner-occupied and rental units.

Responsible Entities: Town Board; Town Plan Commission; Bayfield County Housing Authority

Action Date(s): 2007 – Ongoing

Policy 3.4.b: Identify housing needs and recommend amendments to the Bayfield County Zoning Ordinance to address those needs.

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

Action Date(s): 2007 – Ongoing

Policy 3.4.c: Explore developing a local resident's guide or handbook for homeowners in rehabilitation of their property.

and

Policy 3.4.d: Promote green building/sustainable design concepts (including energy efficient construction) for new housing and housing renovations.

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

Action Date(s): 2007 – Ongoing

Policy 3.4.e: Identify blighted properties that are vacant or for sale; consider acquiring them and improving them, or seek private rehabilitation support.

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

Action Date(s): 2008 – beyond

Policy 3.4.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 Plan Commission.

Action Date(s): 2008 – beyond

Policy 3.4.g: Establish a community assistance program to encourage property maintenance.

and

Policy 3.4.h: Consider developing and adopting a property maintenance ordinance.

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

Action Date(s): 2007 – Ongoing

Objective 3.5: Encourage the development or redevelopment of housing for all income levels, special needs, and stages of life.

Responsible Entities: *Town Board; Town Plan Commission*

Action Date(s): *2007 – Ongoing*

Policy 3.5.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 3.5.b: 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 Plan Commission; Bayfield County Zoning Administrator*

Action Date(s): *2007 – Ongoing*

Policy 3.5.c: Use and promote programs that provide incentives to support the financing and marketing of a first-time homebuyer program.

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

Action Date(s): *2007 – Ongoing*

Policy 3.5.d: Support public and private programs that help address housing needs in the Town of Washburn.

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

Action Date(s): *2007 – Ongoing*

Policy 3.5.e: Ensure that housing addresses the standards set in the American's with Disabilities Act.

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

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 the planning and development of services impacting the Town of Washburn.

Responsible Entities: Town Board; Town Plan 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 homeowners and local businesses.

Responsible Entities: Town Board; Town Plan 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 Plan 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: 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.e: 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 Plan Commission

Action Date(s): 2007 – Ongoing

Policy 4.1.f: 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 Plan 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*

Policy 4.2.f: 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 4.2.g: 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 4.2.h: Ensure and encourage that all residences are properly marked with 9-11 emergency locator signs.

Responsible Entities: *Town Board*

Action Date(s): *2007 – Ongoing*

Objective 4.3: Ensure that the Town continues to be a part 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 4.3.a: Continue to work with and encourage waste disposal providers to ensure that waste disposal needs throughout the Town are met and residents are satisfied.

and

Policy 4.3.b: Promote and encourage residents to reduce waste by reusing and recycling products.

Responsible Entities: *Town Board*

Action Date(s): *2007 – Ongoing*

Objective 4.4: Promote energy conservation measures and cleaner forms of energy that reduce the Town's dependence on imported energy.

and

Policy 4.4.a: Support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures.

and

Policy 4.4.b: Implement these measures in all Town facilities as a means to showcase energy conservation measures and to set a positive example for residential uses.

and

Policy 4.4.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 4.5 Ensure that the former Washburn Landfill location on Maple Hill in Section 29 is monitored for public health.

and

Policy 4.5.a: Ensure that 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 note and make repairs prior to winter freeze-up and snow, or immediately after ground thaw.

and

Policy 4.5.b: Ensure that the cap-area is mowed several times throughout the growing season to prevent the establishment of trees and/or large root plants that could result in the cracking of the protective clay cap.

and

Policy 4.5.c: 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, as to the importance of what is being protected.

and

Policy 4.5.d: Ensure that any findings from previously mentioned inspections and reviews 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), and 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 4.6: Provide high quality recreational opportunities that meet the needs and desires of residents and visitors.

and

Policy 4.6.a: Protect and enhance public open space along the lakes and protected waterways and streams.

and

Policy 4.6.b: Study the feasibility of creating a Town park on the land around the Town Hall or pond. Consider possible winter use of the Town's pond for ice-skating with warming house.

and

Policy 4.6.c: Work with the Washburn School District, overlapping and neighboring jurisdictions, and others to coordinate and share recreation facilities.

and

Policy 4.6.d: Maintain the existing ATV, snowmobile, horseback riding and walking trails throughout the Town. Encourage non-motorized and/or low impact type trails, such as walking, cross-country skiing, hiking, etc. Ensure that all trails are properly marked and well maintained in a safe manner for all users.

and

Policy 4.6.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 Plan Commission*

Action Date(s): *2007 – Ongoing*

Policy 4.6.f: 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 Plan Commission, U.S. Forest Service*

Action Date(s): *2007 – Ongoing*

Objective 4.7: Provide high quality cultural and educational opportunities and facilities that meet the needs of residents and visitors.

and

Policy 4.7.a: Provide financial assistance to the City of Washburn Library in order for it to remain a vital and dynamic community resource for the Town residents.

and

Policy 4.7.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 Plan Commission*

Action Date(s): *2007 – Ongoing*

CH. 5: TRANSPORTATION

Ch. 5 – Goal 1: The Town of Washburn should have 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 Plan 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 Plan 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 Plan 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 Plan 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 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 Plan 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 the Town of Washburn's multi modal-transportation system is consistent with the provisions of the American's with Disabilities Act (ADA).

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

Action Date(s): *2007 – Ongoing*

Policy 5.1.i: Encourage and plan for future connections and/or extension of existing road segments throughout the Town, but only in areas where it is environmentally and structurally feasible (i.e. soil conditions, no wetlands, rivers/stream crossings).

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

Action Date(s): *2010 – 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 Plan 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 Plan 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 Plan Commission, Bayfield County*

Action Date(s): *2007 – Ongoing*

Objective 5.3: Promote sustainable and healthy modes of transportation.

and

Policy 5.3.a: Work toward 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: Support 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 Plan Commission*

Action Date(s): *2007 – Ongoing*

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

Responsible Entities: *Town Board; Town Plan 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.

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

Responsible Entities: *Town Board; Town Plan 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) meet 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 Plan 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 the Town of 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.

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 the Town of 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 Plan 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 Plan 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 the existing agriculture land in the Town, and ensure proper safeguards are in place for future generations, thereby preserving and encouraging the “rural” character and spirit of the Town.

and

Policy 7.1.a: The Town should encourage sound soil and water conservation practices and educate its residents and provide information about land protection strategies.

and

Policy 7.1.b: The Town should encourage the support of local agricultural business.

and

Policy 7.1.c: The Town should discourage conversion of prime farmland to non-agricultural use and encourage utilization of idle farmland for agricultural purposes (e.g. rental of land).

and

Policy 7.1.d: The Town needs to identify and clearly designate the Town's prime farmland areas, and be cognizant of any future development or expansion into these areas, and provide reasonable planning tools, measures or standards that help preserve these areas.

and

Policy 7.1.e: Promote the preservation of productive agricultural land holdings.

and

Policy 7.1.f: Explore the development of community produce gardens.

Responsible Entities: *Town Board; Town Plan Commission; Bayfield County – University of Wisconsin Extension Office*

Action Date(s): *2007 – Ongoing*

Objective 7.2: Encourage sustainable forest management practices on private and public lands throughout the Town.

and

Policy 7.2.a: Educate and make available information on proper forest management practices from government and private organizations.

and

Policy 7.2.b: Encourage use of forestry best management practices for timber harvest.

and

Policy 7.2.c: Identify highly productive forestland areas.

Responsible Entities: *Town Board; Town Plan Commission, US Forest Service; Bayfield County – UW Extension Office*

Action Date(s): *2007 – Ongoing*

Policy 7.2.d: Maintain an aesthetic buffer along roadways.

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

Action Date(s): *2007 – Ongoing*

Objective 7.3: Protect and maintain much of the natural resources of the Town to preserve the rural character, protect wild life habitat, and protect sensitive and fragile environmental areas.

Policy 7.3.a: Encourage efficient and sustainable use of the Town's resources.

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

Action Date(s): 2007 – Ongoing

Policy 7.3.b: Work to prevent the introduction and spread of invasive plants, species and unsuitable animals.

Responsible Entities: Town Board; Town Plan Commission, Bayfield County; Great Lakes Indian Fish and Wildlife Commission

Action Date(s): 2007 – Ongoing

Policy 7.3.c: Encourage the interconnection of large forest tracts including working with the U.S. Forest Service.

Responsible Entities: Town Board; Town Plan Commission, US Forest Service.

Action Date(s): 2007 – Ongoing

Policy 7.3.d: Investigate resource extraction proposals to evaluate need vs. adverse impact of the activity.

Policy 7.3.e: Educate Towns' people about sensitive soil areas and importance of large prime forest Tracts for wildlife habitat and rural character.

Responsible Entities: Town Board; Town Plan Commission

Action Date(s): 2007 – Ongoing

Policy 7.3.f: Identify presence and general location of threatened and endangered species.

Responsible Entities: Town Board; Town Plan Commission, US Forest Service; Bayfield County – UW Extension Office

Action Date(s): 2007 – Ongoing

Objective 7.4: 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.

Policy 7.4.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 Town.

Responsible Entities: Town Board; Town Plan Commission, US Forest Service; Bayfield County; City of Washburn.

Action Date(s): 2009 – 2027

Policy 7.4.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 7.4.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.

Responsible Entities: Town Board; Town Plan Commission.

Action Date(s): 2007 – Ongoing

Policy 7.4.d: Work with government agencies, schools, and others to provide and/or promote educational opportunities regarding the protection and enhancement of environmentally sensitive areas.

Responsible Entities: Town Board; Town Plan Commission, City of Washburn Public Schools

Action Date(s): 2007 – Ongoing

Policy 7.4.e: Promote sustainable development and preservation of natural resources in public and private developments.

Responsible Entities: Town Board; Town Plan Commission.

Action Date(s): 2007 – Ongoing

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

Objective 7.5: 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 7.5.a: Identify, preserve, and protect resources and structures that contribute to the Town of Washburn's architectural, historic, and cultural heritage, especially original homesteads. Investigate programs to help preserve these structures and sites and make information available to its residents.

and

Policy 7.5.b: Encourage the preservation of historic sights on private land, such as old barns, schools, farmsteads, etc. and protect and mark these as significant historic and cultural structures and lands.

and

Policy 7.5.c: Encourage the restoration and adaptive reuse of historic structures.

and

Policy 7.5.d: Maintain a historical/cultural committee or commission in the Town, and identify and preserve any and all archeological sites.

and

Policy 7.5.e: Develop a comprehensive Town history from a variety of resources and publish booklets.

and

Policy 7.5.f: Support community events and programs, such as an artistic related activity or craft fair, which celebrate the history and culture of the Town of Washburn and the area.

Responsible Entities: Town Board; Town Plan 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 Plan Commission.

Action Date(s): 2007 – Ongoing

Policy 8.1.e: Support 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 and/or future communication towers, and discourage the placement of additional towers or support co-location requirements to existing towers.

Responsible Entities: Town Board; Town Plan 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.

Responsible Entities: Town Board; Town Plan 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 Plan 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.

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 Plan 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: Support 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 the Town of Washburn.

and

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

Responsible Entities: Town Board; Town Plan 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 continuation or farming of locally important and unique farmlands for agricultural purposes (e.g. personal farms, rental farm land or community farm plots).

Objective 8.6: Identify and clearly designate and protect the Town's locally important and unique farmland areas and discourage the conversion of 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 Plan 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: Encourage the retention of large blocks of forested lands that are not fragmented by residential or other developments.

Responsible Entities: Town Board; Town Plan Commission, US Forest Service

Action Date(s): 2007 – Ongoing

Policy 8.10.a: Ensure the protection of and expansion of wildlife habitats throughout the Town.

and

Policy 8.10.b: Ensure and contribute to preserving the rural character of the Town.

Responsible Entities: Town Board; Town Plan Commission

Action Date(s): 2007 – Ongoing

Objective 8.11: Promote cooperation of loggers and U.S. Forest Service in maintaining Town roads.

Responsible Entities: Town Board; Town Plan 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 8.12: Promote and approve home-based businesses that are neither obtrusive nor cause disturbances to the surrounding properties or harm the natural environment.

Responsible Entities: Town Board; Town Plan Commission

Action Date(s): 2007 – Ongoing

Objective 8.13: Encourage the location of commercial and light industrial developments within the nearby City of Washburn.

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

Action Date(s): 2007 – Ongoing

Objective 8.14: Limit or restrict the placement of any signs and billboards throughout the Town.

Responsible Entities: Town Board; Town Plan 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 Plan Commission, City of Washburn; City of Ashland, Bayfield County, Town of Barksdale, Town of Bayview, Town of Bell, Town of Clover, Town of Port Wing, Town of Orienta, Town of Tripp

Action Date(s): 2007 – Ongoing

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

and

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, Bayfield County, Town of Barksdale, Town of Bayview, Town of Bell, Town of Clover, Town of Port Wing, Town of Orienta, Town of Tripp

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; Washburn Public Schools, 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 Bayfield County Zoning Ordinance and Zoning Map to be consistent with the Comprehensive Plan. The Town will strive to start this process in 2007 and complete it by 2009.

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 objectives and policies presented above as tools 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 Plan 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 Plan 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 may recommend amending the Bayfield County 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.

2006

Town of Washburn Community Survey Results

177 questionnaires returned: 319 distributed = 55% response (28 FEB 2006)

Note: Rounding percent values may show results slightly greater or less than 100%.

Please complete and return this survey in the enclosed, postage paid envelop on or before **February 1, 2006**. If there is another adult household member who would like to receive his/her own survey to complete, please contact Town of Washburn Comprehensive Planning Committee member Bruce Hokanson at (715) 373-0404. Your answers are **completely confidential**. The information you provide will be very helpful to the Town as it plans for the future.

Respondent Information

- Are you a Town of Washburn? (check one) 0% No response
72% Year-round resident 7% Seasonal resident 20% Non-resident landowner
- If you own vacant land in the Town of Washburn, within the next 10 years are you planning to build a:
 Year-round residence on it? (check one) 14% Yes 25% No 38% Does not apply 23%No Resp
 Seasonal residence on it? (check one) 6% Yes 25% No 36% Does not apply 33%No Resp
- How long have you owned property in the Town of Washburn? (check one) 1% No response
16% Less than 5 years 28% 5 to 15 years 54% More than 15 years
- What is your age? (check one) 0% No response
1% Under 25 16% 25 to 44 66% 45 to 64 18% 65 or older

Planning Issues and Opportunities

- How would you rate the quality of life in the Town of Washburn? (check one) 3% No response
40% Excellent 49% Good 2% Fair 1% Poor 5% No opinion
- In planning for the future, how should the Town of Washburn act on the following?
 (check one per category)

Category Areas	Encourage	Take No Action	Discourage	No Opinion	No Response
Residential development	<u>34%</u>	<u>37%</u>	<u>16%</u>	<u>10%</u>	<u>2%</u>
Commercial development	<u>25%</u>	<u>23%</u>	<u>40%</u>	<u>10%</u>	<u>3%</u>
Industrial development	<u>14%</u>	<u>20%</u>	<u>58%</u>	<u>6%</u>	<u>2%</u>
Public recreational development	<u>49%</u>	<u>23%</u>	<u>19%</u>	<u>4%</u>	<u>5%</u>
Forest/greenspace preservation	<u>67%</u>	<u>20%</u>	<u>7%</u>	<u>4%</u>	<u>2%</u>
Farmland preservation	<u>69%</u>	<u>21%</u>	<u>3%</u>	<u>5%</u>	<u>2%</u>

(continued on the next page)

Utilities and Community Facilities

15. The Town of Washburn should provide some financial support for the following facilities. (check one per category)

<u>Community Facility</u>	<u>Strongly</u>			<u>Strongly</u>		<u>No</u>
	<u>Agree</u>	<u>Agree</u>	<u>Disagree</u>	<u>Disagree</u>	<u>No Opinion</u>	<u>Response</u>
Washburn Public Library	<u>32%</u>	<u>51%</u>	<u>9%</u>	<u>3%</u>	<u>5%</u>	<u>1%</u>
Bayfield Recreation Center/ Swimming Pool	<u>7%</u>	<u>18%</u>	<u>39%</u>	<u>19%</u>	<u>14%</u>	<u>3%</u>
Washburn Soccer Fields	<u>12%</u>	<u>45%</u>	<u>19%</u>	<u>8%</u>	<u>11%</u>	<u>4%</u>
Big Top Chautauqua	<u>5%</u>	<u>29%</u>	<u>34%</u>	<u>18%</u>	<u>11%</u>	<u>4%</u>
Washburn Recreation Program	<u>19%</u>	<u>50%</u>	<u>11%</u>	<u>8%</u>	<u>9%</u>	<u>3%</u>
Other _____	<u>3%</u>	<u>5%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>93%</u>

(please specify): "Valhalla" "Mt Ashwabay" "Town Park" "N. Visitor Ctr" "Shooting range"
"Cultural Events" "Economic Development" "Barksdale ice rink" "Tennis courts"

16. How would you rate the following services in the Town? (check one per category)

<u>Category</u>	<u>Excellent</u>	<u>Good</u>	<u>Average</u>	<u>Below</u>		<u>No Opinion</u>	<u>No</u>
				<u>Average</u>	<u>Poor</u>		
Fire protection	<u>8%</u>	<u>41%</u>	<u>22%</u>	<u>1%</u>	<u>1%</u>	<u>24%</u>	<u>2%</u>
Ambulance service	<u>12%</u>	<u>42%</u>	<u>19%</u>	<u>1%</u>	<u>1%</u>	<u>23%</u>	<u>2%</u>
Zoning ordinance enforcement	<u>6%</u>	<u>24%</u>	<u>28%</u>	<u>4%</u>	<u>4%</u>	<u>33%</u>	<u>2%</u>
Garbage disposal	<u>6%</u>	<u>28%</u>	<u>21%</u>	<u>10%</u>	<u>8%</u>	<u>25%</u>	<u>2%</u>
Recycling	<u>7%</u>	<u>27%</u>	<u>25%</u>	<u>13%</u>	<u>6%</u>	<u>21%</u>	<u>2%</u>
Snowplowing	<u>23%</u>	<u>35%</u>	<u>18%</u>	<u>6%</u>	<u>3%</u>	<u>15%</u>	<u>2%</u>

17. How would you rate the quality of education provided by the Washburn public schools? (check one) 1% No response
11% Excellent 38% Good 19% Average 4% Below average 3% Poor 23% No opinion

Agricultural, Natural and Cultural Resources

18. It is important to try to preserve the remaining productive farmland in the Town of Washburn. (check one) 0% No response
45% Strongly agree 34% Agree 10% Disagree 3% Strongly disagree 8% No opinion
19. It is important to try to preserve large tracts of private forestland in the Town of Washburn. (check one) 1% No response
42% Strongly agree 36% Agree 10% Disagree 6% Strongly disagree 6% No opinion

(continued on the next page)

Economic Development

20. How important is it for the Town to promote the following types of businesses in the Town of Washburn? (check one per category)

<u>Business Category</u>	<u>Very Important</u>	<u>Important</u>	<u>Not Important</u>	<u>Should Not Promote</u>	<u>No Opinion</u>	<u>No Response</u>
Service businesses	<u>11%</u>	<u>40%</u>	<u>21%</u>	<u>9%</u>	<u>12%</u>	<u>7%</u>
Home based	<u>17%</u>	<u>49%</u>	<u>12%</u>	<u>6%</u>	<u>10%</u>	<u>6%</u>
Recreation based	<u>14%</u>	<u>49%</u>	<u>12%</u>	<u>11%</u>	<u>9%</u>	<u>6%</u>
Commercial/retail	<u>8%</u>	<u>26%</u>	<u>29%</u>	<u>20%</u>	<u>8%</u>	<u>8%</u>
Light manufacturing	<u>6%</u>	<u>28%</u>	<u>27%</u>	<u>24%</u>	<u>8%</u>	<u>7%</u>
Agriculture based	<u>29%</u>	<u>47%</u>	<u>5%</u>	<u>6%</u>	<u>8%</u>	<u>5%</u>
Tourism based	<u>15%</u>	<u>35%</u>	<u>22%</u>	<u>14%</u>	<u>8%</u>	<u>6%</u>
Technology businesses	<u>11%</u>	<u>38%</u>	<u>22%</u>	<u>10%</u>	<u>14%</u>	<u>6%</u>
Forest based	<u>25%</u>	<u>44%</u>	<u>9%</u>	<u>8%</u>	<u>8%</u>	<u>6%</u>

Land Use

21. Development should be restricted near sensitive and fragile environmental areas. (check one)
45% Strongly agree 32% Agree 11% Disagree 2% Strongly disagree 6% No response 3% No opinion
22. It is important to develop guidelines in the Town of Washburn for (check one per category)

<u>Commercial Businesses</u>	<u>Strongly Agree</u>	<u>Agree</u>	<u>Disagree</u>	<u>Strongly Disagree</u>	<u>No Opinion</u>	<u>No Response</u>
Signage	<u>42%</u>	<u>34%</u>	<u>12%</u>	<u>2%</u>	<u>6%</u>	<u>4%</u>
Exterior lighting	<u>37%</u>	<u>38%</u>	<u>10%</u>	<u>3%</u>	<u>8%</u>	<u>4%</u>
Noise	<u>42%</u>	<u>38%</u>	<u>8%</u>	<u>2%</u>	<u>6%</u>	<u>3%</u>
Vegetative screening	<u>32%</u>	<u>37%</u>	<u>12%</u>	<u>4%</u>	<u>10%</u>	<u>5%</u>
<u>Residential Development</u>						
Signage	<u>32%</u>	<u>37%</u>	<u>13%</u>	<u>4%</u>	<u>10%</u>	<u>5%</u>
Exterior lighting	<u>29%</u>	<u>39%</u>	<u>14%</u>	<u>5%</u>	<u>8%</u>	<u>5%</u>
Noise	<u>39%</u>	<u>38%</u>	<u>11%</u>	<u>3%</u>	<u>5%</u>	<u>3%</u>
Vegetative screening	<u>21%</u>	<u>35%</u>	<u>18%</u>	<u>5%</u>	<u>15%</u>	<u>6%</u>

(continued on the next page)

Implementation

23. The Bayfield County zoning, subdivision and related ordinances have been effective in the Town of Washburn in ... (check one per category)

Category	Strongly		Strongly		No Opinion	No Response
	Agree	Disagree	Disagree	Agree		
Regulating building	<u>4%</u>	<u>45%</u>	<u>12%</u>	<u>2%</u>	<u>33%</u>	<u>5%</u>
Protecting property values	<u>5%</u>	<u>40%</u>	<u>15%</u>	<u>1%</u>	<u>34%</u>	<u>5%</u>
Regulating land divisions	<u>4%</u>	<u>41%</u>	<u>16%</u>	<u>2%</u>	<u>34%</u>	<u>4%</u>
Controlling signs	<u>5%</u>	<u>41%</u>	<u>16%</u>	<u>2%</u>	<u>30%</u>	<u>6%</u>
Controlling junk vehicles	<u>4%</u>	<u>25%</u>	<u>24%</u>	<u>11%</u>	<u>31%</u>	<u>4%</u>
Controlling nuisances	<u>3%</u>	<u>28%</u>	<u>23%</u>	<u>5%</u>	<u>36%</u>	<u>5%</u>
Protecting the environment	<u>5%</u>	<u>44%</u>	<u>14%</u>	<u>3%</u>	<u>30%</u>	<u>5%</u>
Regulating communication towers	<u>6%</u>	<u>33%</u>	<u>12%</u>	<u>6%</u>	<u>39%</u>	<u>4%</u>

24. The Town of Washburn should investigate establishing a voluntary purchase of development rights program to be used to protect farmland and important environmental areas and scenic vistas. A purchase of development rights program is a voluntary land preservation tool that compensates the landowner at fair market value for permanently retaining the land for agricultural or open space or forestland use. (check one)
- 3% No Response
- 25% Strongly agree 33% Agree 16% Disagree 12% Strongly disagree 11% No opinion

Other

25. What do you think are the **three** most **important issues** facing the Town of Washburn in the coming years? (check **only three**)
- 1% No Response

- 34% Maintain public services
- 29% Improve Town roads
- 12% Promote business growth
- 30% Minimize forest fragmentation (breakup of large forested land parcels)
- 27% Preserve farmland
- 16% Increase the tax base
- 32% Manage residential growth
- 11% Preserve scenic views
- 10% Expand recreational opportunities
- 24% Preserve sensitive environmental areas
- 53% Maintain the Town's rural character
- 6% Provide adequate housing
- 5% Other (please specify) _____
- 3% Other (please specify) _____
- 2% Other (please specify) _____
- "Keep government unobtrusive"
- "Keep controls to minimum"
- "Minimize land use regulation"
- "Avoid becoming 2nd home community"
- "Population control" "Not becoming Bayfield"
- "Control high speed traffic" "Junk cars" "No fees"
- "Keep land affordable" "Increase property values"
- "Sediment flow to streams" "Garbage disposal"
- "Town road maintenance" "Keep property tax low"
- "Stay out of others business"

(continued on the next page)

26. What is the ***one*** best way to notify you about Town of Washburn issues and concerns?
(check ***one only***)

7% No response

55% Direct mail postcard or letter

23% Email

3% Newspaper notice ad

11% Newsletter

1% Posted announcements at Town Hall

0% Other (please specify) _____

**Thank You for Completing This Survey and Helping the
Town of Washburn Plan for Its Future**

Please return your completed survey by ***February 1, 2006***

APPENDIX - B

STATEMENT of FUTURE POPULATION GROWTH

Projecting the unrestrained future population growth for the Town is a difficult endeavor, fraught with uncertainties. Among the factors that could influence the rate of increase are:

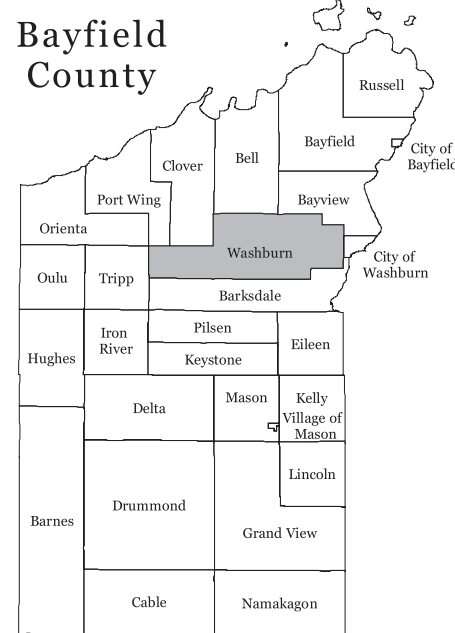
1. *The economic conditions within the multiple-state region and for the nation as a whole.*
2. *The supply and price of gasoline and other fossil fuels, as well as substitutes for these products that may become available.*
3. *Climatic warming – how quickly the climate warms and how much it warms.*
4. *International relations and events.*

The Wisconsin Demographic Service Center projects that the Town of Washburn's population will gradually increase through the year 2025, with an estimated population of about 640 by that year. That would represent an increase of about 13% as compared to 2005. According to their website, the Demographic Service Center bases its projections on recent and current population trends. Keeping the above-listed factors in mind, however, the actual change could vary greatly from this in either direction. If climatic warming accelerates as predicted by some scientists (indeed, some suggest that we are already in the early stages of such an increase), then Northern Wisconsin, including the Town of Washburn, could be in the path of the largest human migration in history.

If, on the other hand, the warming turns out to be much more modest than predicted, but fuel prices climb with the passing of "peak oil", then the current trend of wealthy, but usually older, people moving north out of more urban areas could be reversed as people see the need to remain in urban areas where medical services, groceries, and other services are easily accessible through mass transit. The point is, we just don't know how the population of the Town might change in reaction to these and other, unforeseen, forces. We do know, however, that we live on a planet where the population is increasing – having passed the 6 billion mark in 1999 and is now (2007) over 6.5 billion. Many of us living in the Town of Washburn have seen the population of the U.S. double from about 150 million in about 1950, to over 300 million today. Barring an unforeseen national or international catastrophe, ours is not likely to remain a rural area without deliberate action on our part.

What would be an ideal population for the Town of Washburn? Different people would surely give different answers. Some of us would like to live in an area where our nearest neighbors were a mile or more away. Others, real estate developers and others who would profit from high rates of growth, might say "the more growth, the better". Perhaps a modest and conservative answer would be "maintain the status quo". The information about the current economic status of the citizens of the Town found in Chapter 6 paints a picture of a prosperous area with above-average incomes and an unemployment rate well below the State average.

The responses from the survey conducted in conjunction with the preparation of this plan reflect a population that is happy with the current conditions; 89% of the respondents rated the quality of life here as “good” or “excellent”. Many communities have problems that, erroneously in many cases, they think they can grow their way out of. The Town of Washburn does not find itself in that situation. Those of us who have lived here a long time, a lifetime for some, may not realize it, but we live in what, for most of the country would be considered a utopia. Our challenge is not to solve difficult problems, but rather to keep what we have. Because both personal freedom and environmental quality are inversely related to population density, our goal is to keep the population of the Town as close to the present level as possible.

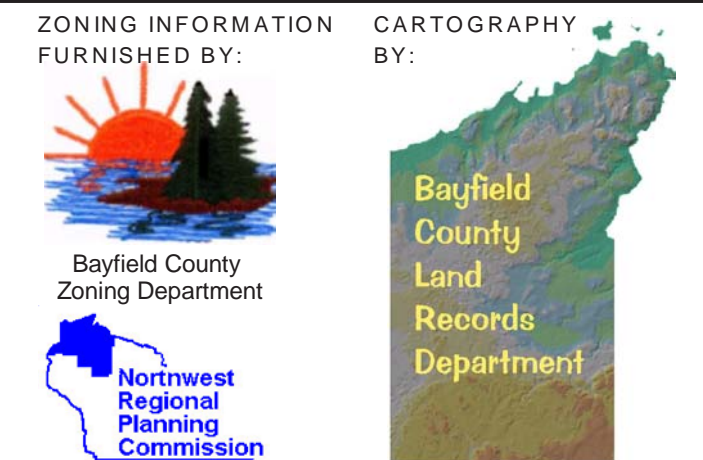
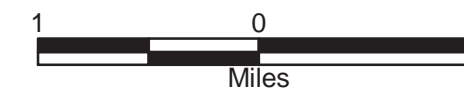
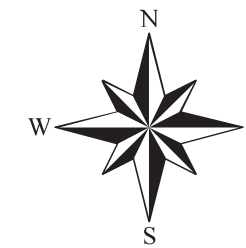


- Roads**
- Federal Highway
 - State Highway
 - County Road
 - Town Road
 - Private Road
- Other Symbols**
- MCD Boundary
 - Section Lines
 - Parcels
 - 16000 Address Grid
 - Streams
 - Lakes

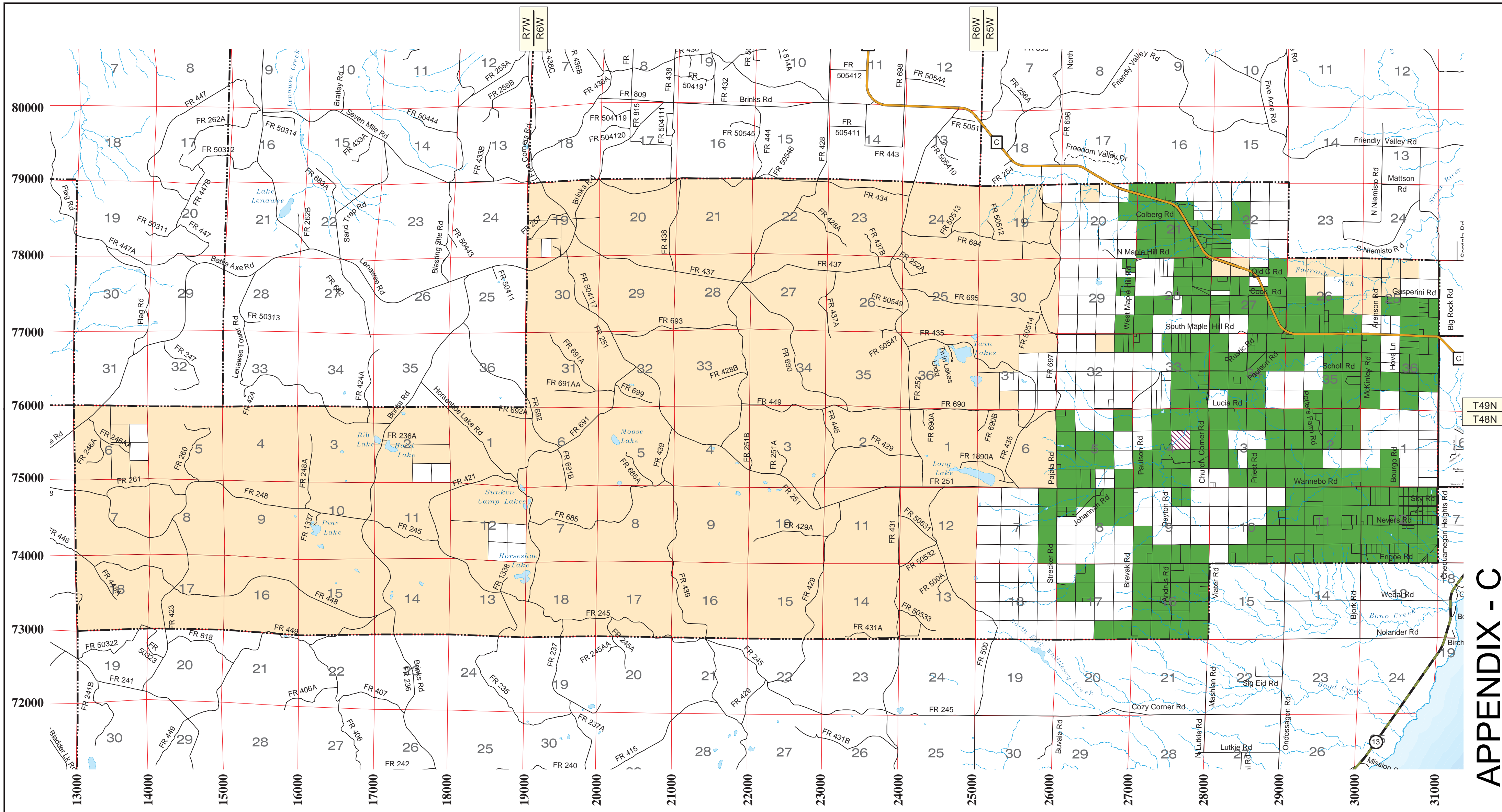
- County Zoning Districts**
- (R1) - Residential - 1
 - (R2) - Residential - 2
 - (R3) - Residential - 3
 - (R4) - Residential - 4
 - (C) - Commercial
 - (I) - Industrial
 - (F1) - Forestry - 1
 - (F2) - Forestry - 2
 - (A1) - Agricultural - 1
 - (A2) - Agricultural - 2
 - (W) - Conservancy
 - (R-RB) - Residential - Recreational Business

Town of Washburn

Zoning Districts



The Zoning Districts portrayed on this map were derived from the Official Bayfield County Zoning District Map maintained by the Zoning Department. Bayfield County makes no warranty with respect to accuracy or completeness of this map and assumes no liability for its use or misuse. This map was last updated on December 26, 2002.



APPENDIX - C

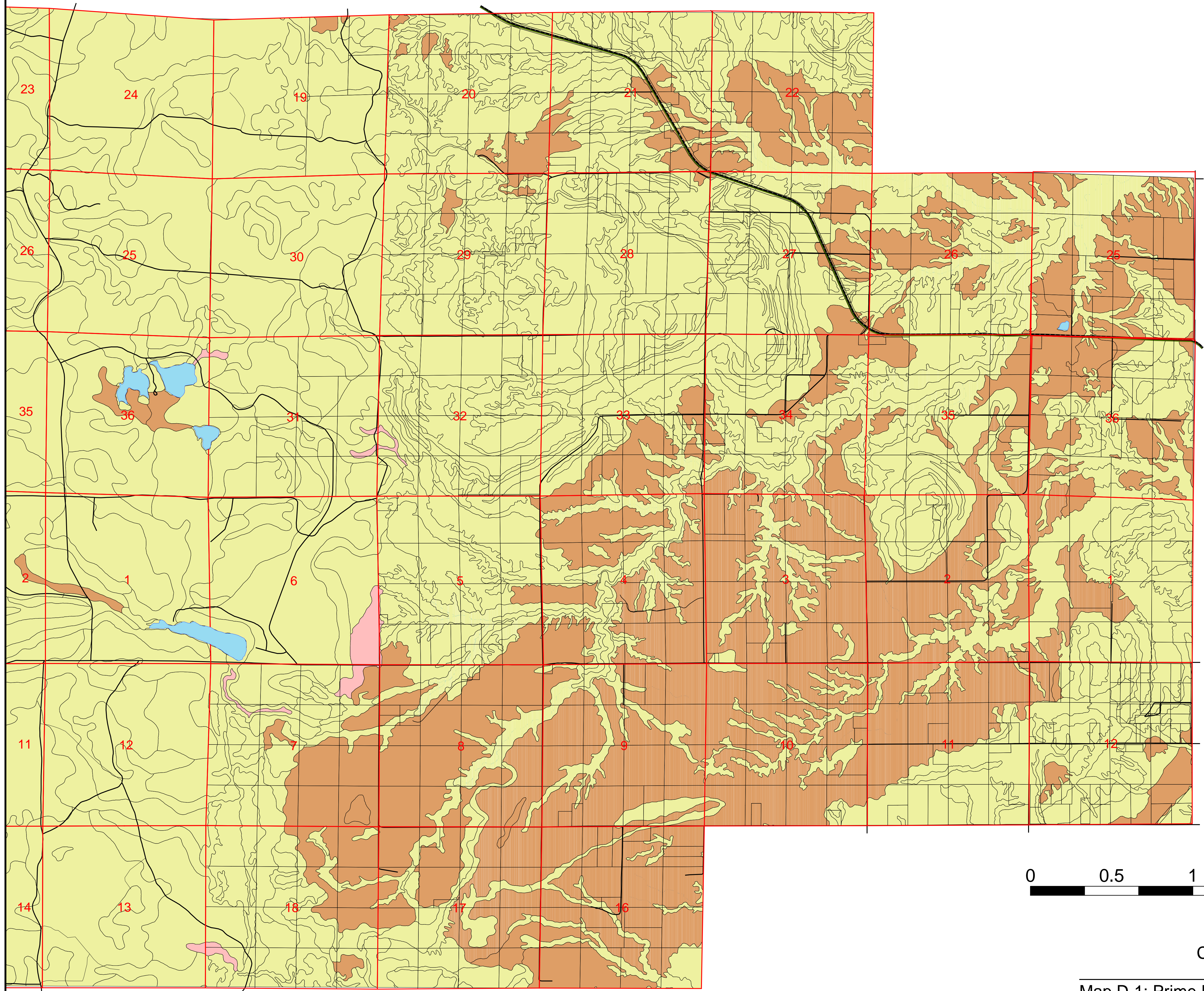
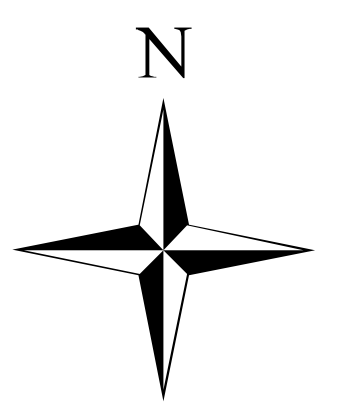
APPENDIX - D

According to the United States Department of Agriculture: Natural Resources Conservation Service, farmlands may be classified under or consist of the following characteristics in terms of Farmland Protection Programs:

Prime Farmlands: Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for uses such as cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water. These lands have the soil qualities, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

Farmland of Statewide Importance: This is land, in addition to prime and unique farmlands, that is of statewide importance for the production of food, feed, fiber, forage, and oil seed crops. Criteria for defining and delineating this land are to be determined by the appropriate State agency or agencies. Generally, additional farmlands of statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce as high a yield as prime farmlands if conditions are favorable. In some States, additional farmlands of statewide importance may include tracts of land that have been designated for agriculture by State law.

Town of Washburn Prime Farmlands vs. Not Prime Farmlands Map



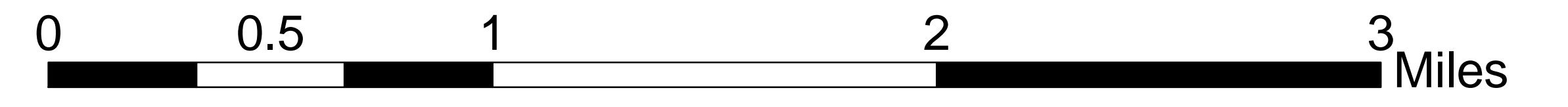
Legend

FARMLAND CLASSIFICATION

- Prime Farmland of Statewide Importance
- Not Prime Farmland
- Prime Farmland if Drained

ROADS

- County Road
- Forestry Roads
- Private Roads
- Town Roads
- Parcels
- Water Features
- Lakes
- Sections



Town of Washburn

Prime Farmlands vs. Not Prime Farmlands Map

Legend

FARMLAND CLASSIFICATION

- Prime Farmland or Statewide Important
- Not Prime Farmland
- Prime Farmland if Drained

ROADS

- County Road
- Forestry Roads
- Private Roads
- Town Roads
- Parcels
- Water Features
- Sections

