



TOWN OF BARNES

COMPREHENSIVE LAND USE PLAN

2006–2026

Prepared by: Town of Barnes Comprehensive Land Use Planning Committee and Town of Barnes Plan Commission

Adopted by: Town of Barnes Town Board, December 27, 2006



Planning Assistance Provided by:



Menomonie, Wisconsin
715-235-9081

Town of Barnes Comprehensive Land Use Plan 2006 – 2026

Prepared by:
**Town of Barnes
Comprehensive Land Use Planning Committee**

Revised and recommended by:
**Town of Barnes
Plan Commission
12/21/2006**

Adopted by:
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Town Board
12/28/2006**

Planning Assistance Provided by:
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INTRODUCTION

Location

The Town of Barnes is located in the southwest corner of Bayfield County in Northwest Wisconsin (see *Map-1*). The Town is approximately 80,000 square acres in size and occupies the area of three and a half townships. It is known for its forests, wildlife, and water resources.

The area was originally inhabited by Chippewa Indians and small numbers of woodsmen before others began settling in the area by the late 1800's. The Town was created in 1905 and has recently celebrated its Centennial.

Early on, the Town was home to farming and logging activities. Today, area businesses cater to seasonal populations and the harvesting of timber for forest related products.

According to the U.S. Census Bureau, the Town of Barnes had 610 permanent residents and 1,160 seasonal dwelling units in the year 2000. To address the future growth of the Town of Barnes, the Town Board laid the foundation for long-term planning by creating the Town of Barnes Comprehensive Land Use Planning Committee.

Wisconsin “Smart Growth” Law

The Town of Barnes Comprehensive Land Use Plan was created in compliance with and under the authority of Wisconsin's Comprehensive Planning Law (s.66-1001). Known as the “Smart Growth” Law, it was approved as part of the 1999-2001 State Biennial Budget.

The Law states that a comprehensive plan must contain the following nine elements:







1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural, and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

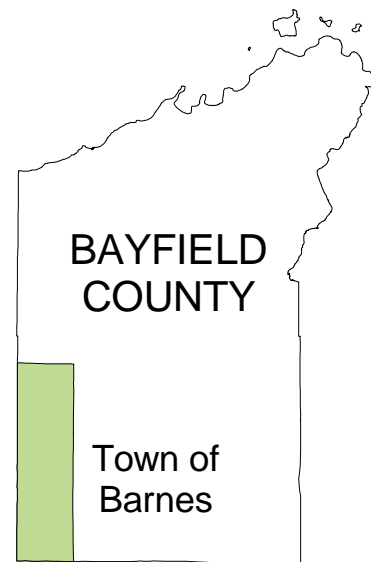
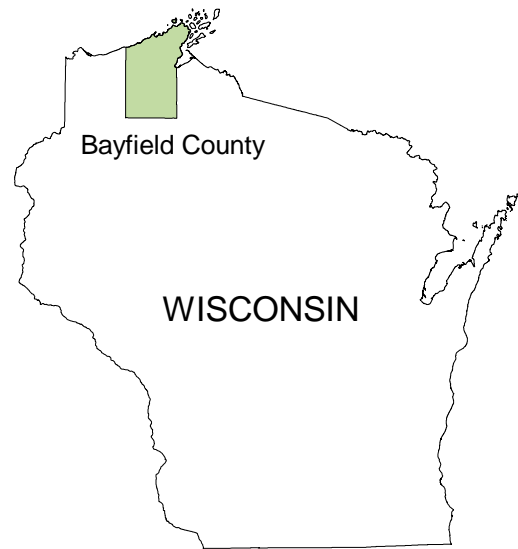
TOWN OF BARNES

Bayfield County, Wisconsin

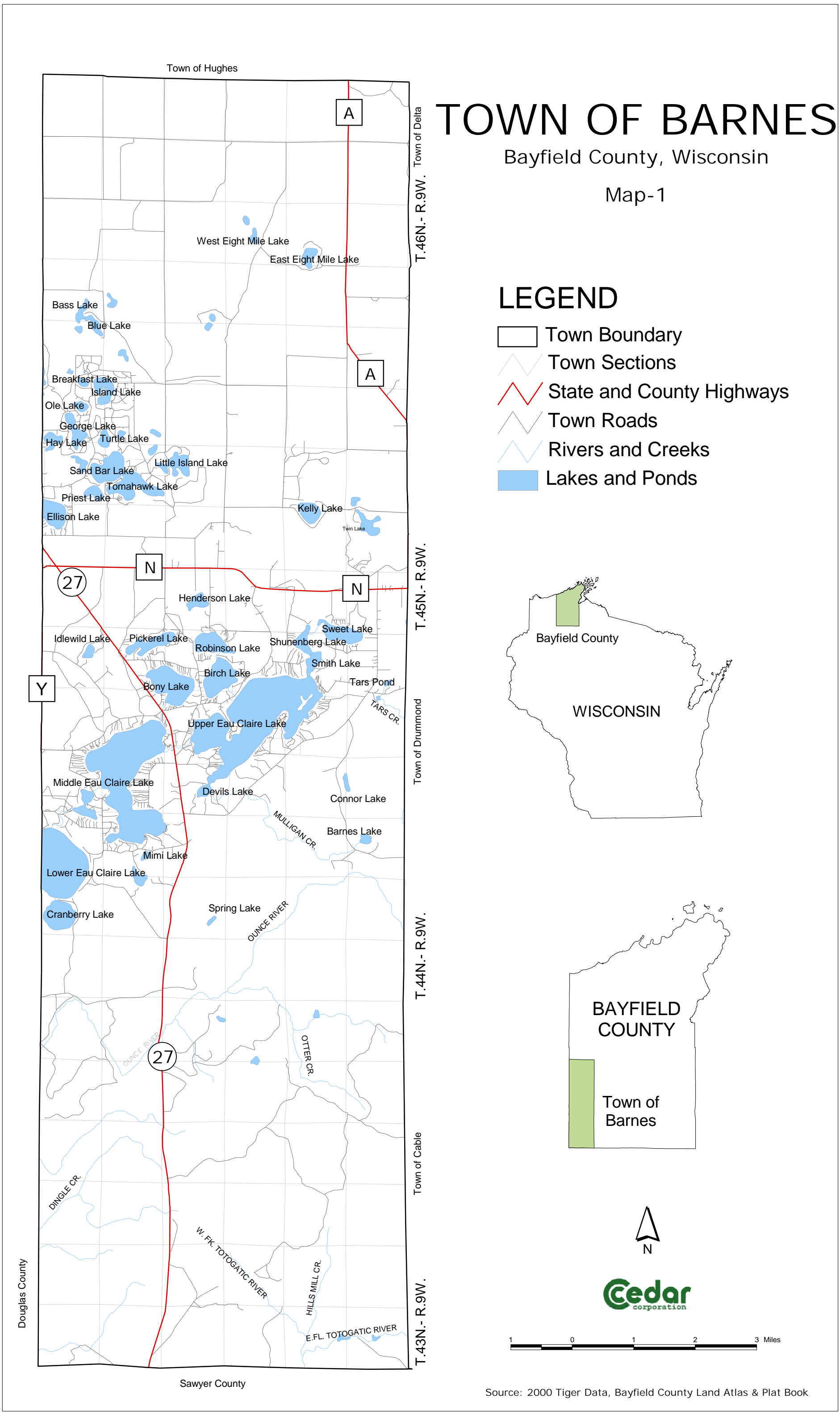
Map-1

LEGEND

-  Town Boundary
-  Town Sections
-  State and County Highways
-  Town Roads
-  Rivers and Creeks
-  Lakes and Ponds



Source: 2000 Tiger Data, Bayfield County Land Atlas & Plat Book



The Comprehensive Planning Law requires that, beginning January 1, 2010, any local governmental action or procedure that affects land use, must be consistent with that government unit's comprehensive plan. Government actions are listed as:

- Official mapping established or amended under s. 62.23 (6).
- Local subdivision regulation under s. 236.45 or 236.46.
- County zoning ordinances enacted or amended under s. 59.69.
- City or village zoning ordinances enacted or amended under s. 62.23 (7).
- Town zoning ordinances enacted or amended under s. 60.61 or 60.62.
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231.

The Comprehensive Planning Law also requires that a local government shall adopt written procedures that are designed to foster public participation. The adopted written procedures can be found in Appendix A.

Citizen Advisory Board (CAB)

The Town of Barnes conducted a planning session to gain insight into important issues and to use this insight when addressing the nine elements. A diverse group of thirty-eight Town residents and property owners gathered at the Town Hall to answer these three questions:

1. What are the strengths of the Town of Barnes?
2. What areas of the Town of Barnes need improvement?
3. What should the Town of Barnes look like in 10-20 years?

The participants were organized into four groups and their answers were gathered and ranked. When finished, all four groups came together and ranked their cumulative answers. A copy of the Citizen Advisory Board report is included in Appendix B. The overall results of the planning session are listed below:

What are the strengths of the Town of Barnes?

1. Lakes
2. Clean air and water
3. Small town atmosphere
4. Good area to live
5. Forests

What areas of the Town of Barnes need improvement?

1. Lake management
2. Controlled development
3. Zoning enforcement
4. Community center
5. More small business

What should the Town of Barnes look like in 10-20 years?

1. Maintained “small town” atmosphere
2. Maintain air and water quality
3. Clean and accessible lakes
4. Enforced/Planned Zoning
5. Centralized business district “Main Street”

Town of Barnes Community Survey

The Town of Barnes Comprehensive Land Use Committee created and mailed a community survey to all property owners and made available copies to all renters in the Town. Press releases were published in the County Journal and Northwoods Shopper to inform residents about the survey. All totaled, 1,674 surveys were mailed with 858 being returned. This equated to a return rate of 51.25%! The results were tabulated and the results can be found in Appendix C.

Overall Comprehensive Land Use Planning Goals

The Comprehensive Land Use Planning Committee used the results of the Citizen Advisory Board meeting and the Town of Barnes Community Survey to reach these overall goals for the Town of Barnes Comprehensive Land Use Plan:

- Encourage all development in the Town of Barnes to blend in with the surrounding environment, minimize the impact on the Town’s natural resources, and protect the northwoods character of the Town.
- Protect the Town’s lakes and natural resources.
- Identify potential areas for a future Central Business District.
- Develop ways to provide community facilities and services for area residents.

The Citizen Advisory Board results, Town of Barnes Community Survey responses, and the Overall Comprehensive Land Use Goals were used to provide direction as the Comprehensive Land Use Planning Committee drafted the Town of Barnes Comprehensive Land Use Plan.

Northwoods Character

Throughout the Town of Barnes Comprehensive Land Use Plan, the term northwoods character appears several times. The Town of Barnes Comprehensive Land Use Planning Committee has adopted a revised definition of rural character included in the Bayfield County Land Use Plan. The definition of northwoods character is defined as:

“A combination of natural and manmade features that portray the traditional form and preserve the traditional function of the northwoods landscape. In the Town of Barnes, northwoods character is manifested in a backdrop of forests and fields, natural features such as creeks, lakes, and wetlands, and structures such as churches, cabins, and homes. These physical features support traditional northwoods activities such as farming, logging, and outdoor recreation that have been practiced for generations in the Town. Homes in the northwoods are either scattered at low densities or clustered together in small communities surrounded by open space.”

CHAPTER 1

ISSUES AND OPPORTUNITIES

Introduction

The Issues and Opportunities Element collects and analyzes a wide range of demographic data to identify trends in the Town of Barnes. The information will be used to predict future needs in the Town of Barnes and help guide the Town's future growth.

Historical Population

Population can be described as the combination of natural increase and net migration of people. Though its definition is simple, its significance is much more complex.

Population is one of the most important components of planning. Its composition can be used to estimate future space needed for various land uses, the expansion of community facilities, transportation improvements, economic development, and housing needs.

The Town of Barnes has grown by 169.9%, or 384 permanent residents, between 1950 and 2000 (see *Table 1-1*). During this period, the Town experienced inconsistent growth. Between the years 1950 - 1960 and 1980 - 1990, the Town of Barnes had negative growth. Between the years 1960 - 1970, 1970 - 1980, and 1990 - 2000, the Town of Barnes experienced positive growth.

The Wisconsin Department of Administration estimated the Town's population to be 676 permanent residents on January 1, 2005. This is slightly lower than the 700+ that were registered to vote in the 2004 presidential election.

Table 1-1 Historical Population

| Year | 1950 | 1960 | 1970 | 1980 | 1990 | 2000 |
|------------|------|--------|--------|--------|-------|--------|
| Population | 226 | 194 | 311 | 493 | 473 | 610 |
| % Change | - | -14.2% | +60.3% | +58.5% | -4.1% | +29.0% |

Source: U.S. Census Bureau.

Population Projections

There are several factors that can affect the growth of population. Births minus deaths give us our natural increase. Employment opportunities, transportation conditions, costs of housing, quality of life, taxes, world events, and environment can all lead to immigration or emigration.

Current available studies project the Town's population to the year 2025. All projections in this section will be extended to the year 2030 using a linear

regression. This is done so the projections will meet and exceed the 20 year planning period.

Table 1-2 and Figure 1-1 present five options for projecting population. The first is from the Wisconsin Department of Administration (DOA). In March 2004, the DOA released *Wisconsin Population 2030: A Report of Projected State, County, and Municipal Populations and Households for the Period 2000-2030*. In the report, the DOA predicts that the Town of Barnes will have a population of 831 by 2030. That is an increase of 177 permanent residents between the years 2005 and 2030. The report shows that the DOA predicts a continued decrease in the average household size.

The second projection is from Northwest Regional Planning Commission (NWRPC). This projection is part of the *Bayfield County Land Use Plan* which was adopted in February 2003. NWRPC's projection indicates an increase of 421 permanent residents between the years 2005 and 2030.

The third projection uses an exponential growth percentage. Exponential growth is based on the yearly growth between 1990 and 2000. We are assuming that the trends that led to this growth will continue. The Town of Barnes grew by 2.576% each year. Using this method, the Town of Barnes would have an additional 614 permanent residents between the years 2005 and 2030.

The fourth projection looks at average historical growth. Since 1950, the Town of Barnes has grown by approximately 76.8 people every 10 years. This produces a "straight-line" growth projection which predicts an additional 191 permanent residents between the years 2005 and 2030.

Finally, the total average takes the average of all four projections. This results in a population of 1,020 residents by the year 2030 or an increase of 350 permanent residents between the years 2005 and 2030. It was agreed upon to use the total average projection throughout the comprehensive plan.

Table 1-2 Population Projections

| Year | 2000* | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | % Change |
|-------------------|-------|------|------|------|------|---------|---------|----------|
| DOA (1) | 610 | 654 | 696 | 734 | 765 | 784 | 831** | +36.2% |
| NWRPC (2) | 610 | 686 | 763 | 855 | 946 | 1,024** | 1,107** | +81.5% |
| Exponential (3) | 610 | 692 | 786 | 893 | 1014 | 1151 | 1,306** | +114.1% |
| Average (4) | 610 | 648 | 686 | 724 | 763 | 801 | 839** | +37.5% |
| Total Average (5) | 610 | 670 | 732 | 801 | 872 | 940 | 1,020 | +67.3% |

Source: *2000 population from U.S. Census Bureau

** These figures were determined using a linear regression.

(1) Wisconsin Department of Administration.

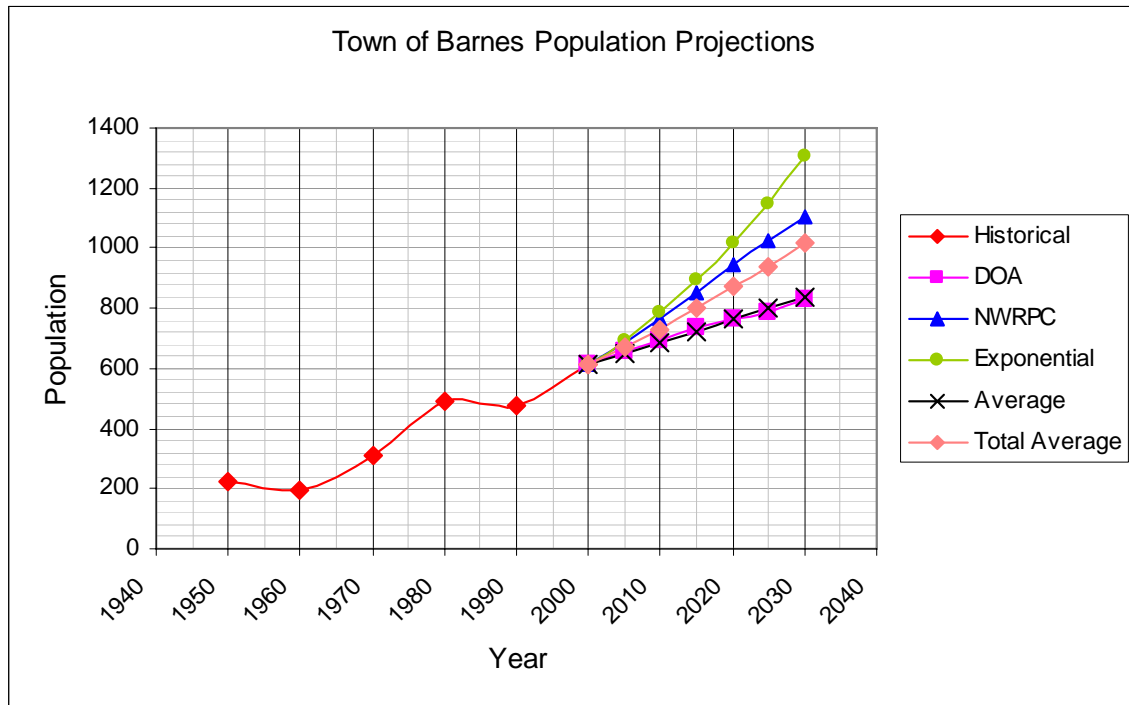
(2) Northwest Regional Planning Commission.

(3) Exponential yearly growth rate of 2.576% between 1990-2000.

(4) Average 10 year increase of 76.8 people between 1950-2000.

(5) Averages of Projections 1-4.

Figure 1-1 Population Projections



Source: U.S. Census Bureau
 Wisconsin Department of Administration.
 Northwest Regional Planning Commission.
 Exponential yearly growth rate of 2.576% between 1990-2000.
 Average 10 year increase of 76.8 people between 1950-2000.
 Total average of all four projections.

Seasonal population in the Town of Barnes must also be considered when planning. The increase in population during the spring, summer, and fall can put a heavy demand on parks, the environment, and emergency services, but have no impact on the school district. Throughout the Town of Barnes Comprehensive Land Use Plan, we will weigh the effects of seasonal population.

It is difficult to determine the intensity of seasonal, recreational, or occasional housing unit use. While some users stay the summer, others may only visit on weekends while others only during hunting season. Owners may be empty-nesters or bring family and friends. With this in mind, we will assume that between Memorial Day and Labor Day weekends, the Town of Barnes has the potential for the increased population shown in Table 1-3.

Table 1-3 Seasonal Housing Units and Potential Population Increases

| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | Number and % Change |
|-----------------------------------|-------|-------|-------|-------|-------|--------|--------|---------------------|
| Seasonal Housing Units (1) | 1,160 | 1,279 | 1,372 | 1,465 | 1,558 | 1,661* | 1,759* | +599(+51.6%) |
| Potential Population Increase (2) | 2,540 | 2,801 | 3,004 | 3,208 | 3,412 | 3,637 | 3,852 | +1312(+51.6%) |

Source: Seasonal housing projections from Bayfield County Land Use Plan / Northwest Regional Planning Commission
 1. Seasonal Housing Units include seasonal, recreational, and occasional use housing units
 2. Based on the average household size of owner-occupied housing units in Table 1-5 (2.19 for 2000).
 * These figures were determined using a linear regression.

Household Forecasts

The percentage of occupied housing units that are owner-occupied is very high in the Town of Barnes (see Table 1-4). In 1990 and 2000, the owner-occupied percentages were 89.5% and 89.2% respectively. In comparison, the percent of owner-occupied housing in Wisconsin is 68.4%. Some of the perceptions of the benefits of home ownership are:

- ✓ Homeowners are more likely to maintain their property.
- ✓ Homeowners are more likely to participate in community-sponsored activities.
- ✓ Stronger communities are built.
- ✓ Single family homes generate more economic growth.

Table 1-4 Occupied Housing

| | 1990 | % of Total | 2000 | %of Total |
|------------------------------|------|------------|------|-----------|
| Total Occupied Housing Units | 220 | 100.0% | 278 | 100.0% |
| Owner-Occupied | 197 | 89.5% | 248 | 89.2% |
| Renter-Occupied | 23 | 10.5% | 30 | 10.8% |

Source: 1990 and 2000 US Census

Using the total average population and average persons per household, the number of housing units can be projected. Table 1-5 reveals the number of housing units needed if we are to meet the needs of the estimated population. The projected population was divided by the owner-occupied household size to arrive at the number of additional households. The number of households from the previous five years was subtracted from the current number of households to arrive at our number of new housing units needed (2005 households – 2000 households = Number of housing units needed). It is estimated the Town of Barnes will need an additional 159 housing units between the years 2005 and 2030.

Table 1-5 Occupied Housing Unit Needs

| Year | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
|---------------------------------|------|------|------|------|------|------|-------|
| Population | 610 | 670 | 732 | 801 | 872 | 940 | 1,020 |
| Households | 278 | 306 | 334 | 366 | 398 | 429 | 465 |
| Persons Per Household | 2.19 | 2.19 | 2.19 | 2.19 | 2.19 | 2.19 | 2.19 |
| Additional Housing Units Needed | - | 28 | 28 | 32 | 32 | 31 | 36 |

Source: 2000 U.S. Census, Cedar Corporation

We can estimate the seasonal housing needs by using the Bayfield County Land Use Plan seasonal housing unit projections. It is anticipated that between the years 2005 and 2030, the Town of Barnes will have 465 additional seasonal housing units.

Table 1-6 Seasonal Housing Unit Needs

| Year | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
|---------------------------------|-------|-------|-------|-------|-------|-------|-------|
| Seasonal Housing Units | 1,160 | 1,279 | 1,372 | 1,465 | 1,558 | 1,651 | 1,744 |
| Additional Housing Units Needed | - | 119 | 93 | 93 | 93 | 93 | 93 |

Source: Seasonal housing projections from Bayfield County Land Use Plan / Northwest Regional Planning Commission

1. Seasonal Housing Units include seasonal, recreational, and occasional use housing units
2. Based on the average household size of owner-occupied housing units in Table 5-4 (2.13 for 1990).
3. 2025 and 2030 were determined by extending the 93 units a year additional housing units needed.

These figures do not take into consideration that existing seasonal units may become year-round residences.

Employment Forecasts

According to the U.S. Census Bureau, occupation describes the kind of work a person does on the job within an industry. The Town of Barnes has seen the greatest increase in number and percentage of management, professional, and related occupations (see Table 1-7). This sector has seen an increase of 29 people (an increase of 120.8%) This may be due to people commuting to higher paying jobs in Superior/Duluth, Ashland, Washburn, Hayward, or telecommuting. Other areas experiencing gains are service occupations (11 people, 22.9% increase) and construction, extraction, and maintenance (10 people, 52.6% increase). The only sector to see a decrease is sales and office occupations which lost 2 people (a 4.5% decrease).

Table 1-7 Occupations

| Occupation | 1990 | % of Total | 2000 | % of Total | Number and % Change |
|---|------|------------|------|------------|---------------------|
| Employed Civilian Population 16 Years and Over | 161 | 100.0% | 215 | 100.0% | +54 (+33.5%) |
| Management, Professional, and Related | 24 | 14.9% | 53 | 24.7% | +29 (+120.8%) |
| Service Occupations | 48 | 29.8% | 59 | 27.4% | +11 (+22.9%) |
| Sales and Office Occupations | 44 | 27.3% | 42 | 19.5% | -2(-4.5%) |
| Farming, Fishing, and Forestry | 0 | 0.0% | 2 | 0.9% | +2 (-) |
| Construction, Extraction, and Maintenance | 19 | 11.8% | 29 | 13.5% | +10 (+52.6%) |
| Production, Transportation, and Material Moving | 26 | 16.2% | 30 | 14.0% | +4 (+15.4%) |

Source: 1990 and 2000 US Census

To calculate employment forecasts, we will assume that the percentage of employed civilian population 16 years and over to total population will remain at the 2000 level of 35.2% and the occupations as a percent of total workforce will remain at 2000 levels also.

Table 1-8 Occupation Projections

| Occupation | 2000 % of Total | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
|--|-----------------|-------|-------|-------|-------|-------|-------|
| Projected Population | 610* | 670 | 732 | 801 | 872 | 940 | 1,020 |
| Employed Civilian Population 16 Years and Over | 215 | 235 | 257 | 281 | 306 | 330 | 359 |
| % Employed Civilian Population 16 Years and Over | 35.2% | 35.2% | 35.2% | 35.2% | 35.2% | 35.2% | 35.2% |
| Management, Professional, and Related | 24.7% | 58 | 64 | 69 | 75 | 82 | 89 |
| Service Occupations | 27.4% | 64 | 70 | 77 | 84 | 90 | 98 |
| Sales and Office Occupations | 19.5% | 46 | 50 | 55 | 60 | 64 | 71 |
| Farming, Fishing, and Forestry | 0.9% | 2 | 2 | 3 | 3 | 3 | 3 |
| Construction, Extraction, and Maintenance | 13.5% | 32 | 35 | 38 | 41 | 45 | 48 |
| Production, Transportation, and Material Moving | 14.0% | 33 | 36 | 39 | 41 | 46 | 50 |

Source: 2000 US Census

These projections do not take into consideration seasonal employment during the summer months.

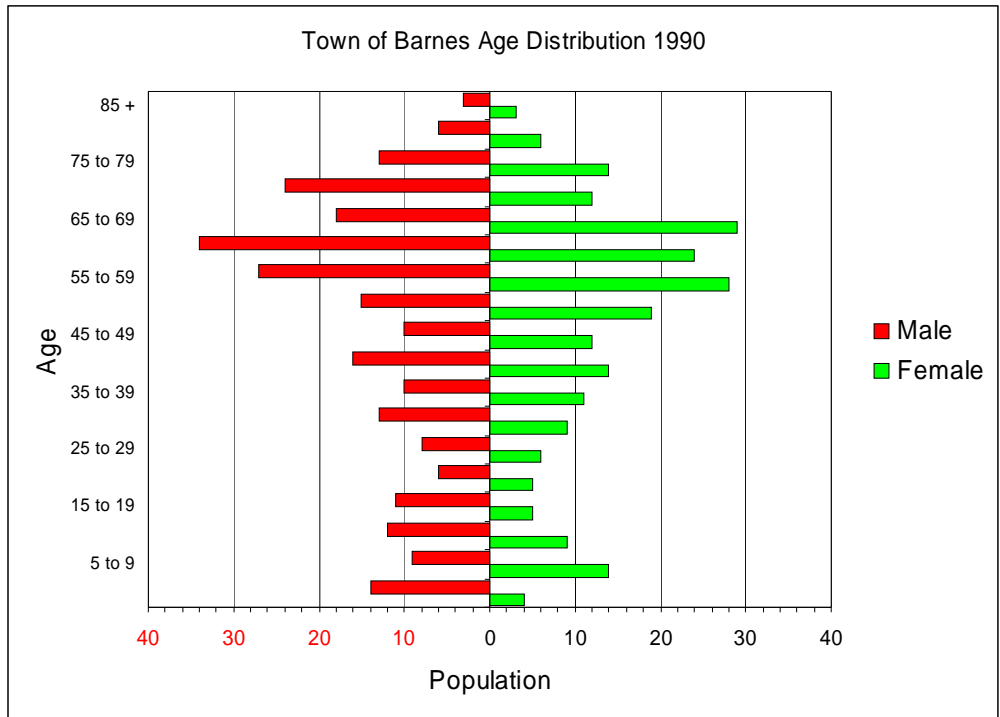
Age Distribution

Understanding the age distribution of the local population can be a valuable planning tool. Different age categories have different needs. A significant increase in school age children can mean overcrowding in local schools and higher busing costs. An increase in retired residents can result in a shortage of assisted living facilities, shuttle services, and a need for age specific health care.

A population pyramid can provide a visual representation of the population broken down by age and sex that is easy to understand (*Figure 1-2 and 1-3*). Population growth patterns can be divided into four categories:

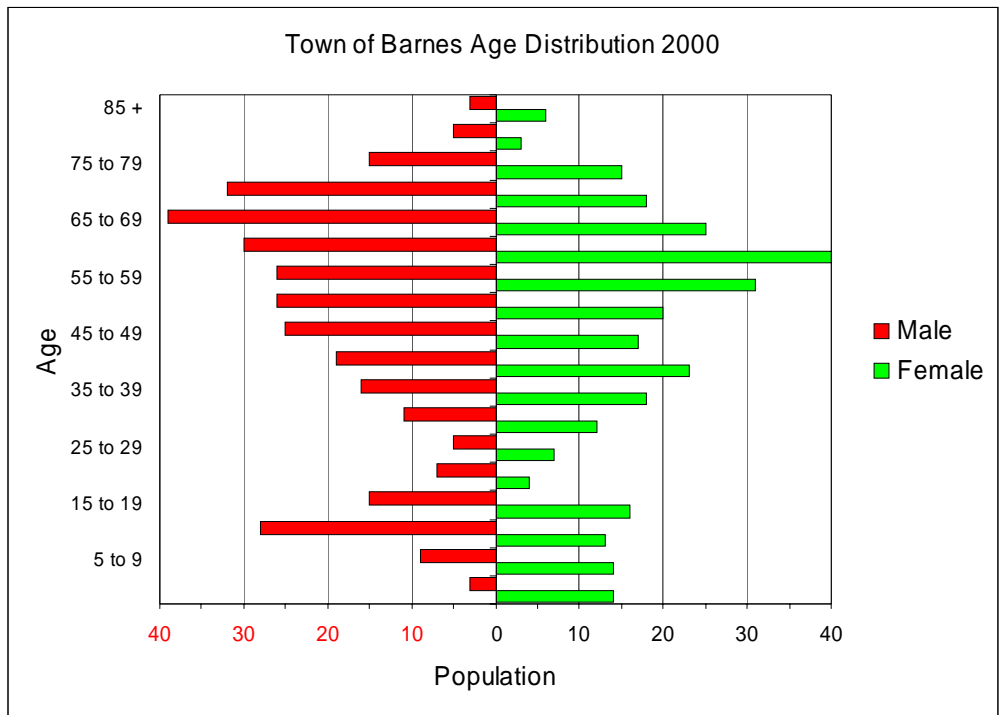
1. **Expansive:** Larger numbers of the population in younger age groups and a lower proportion of older people. Usually each age group is smaller than the one before it. Many areas that have expansive population pyramids show a higher birth rate and lower life expectancies.
2. **Stable:** Indentations in age group categories that even out and reflect a slow population growth.
3. **Stationary:** A narrow base and roughly equal numbers for all age groups with smaller figures to be expected in the older age groups.
4. **Declining:** Higher numbers of older people and declining birth rates.

Figure 1-2 1990 Population Pyramid



Source: 1990 U.S. Census

Figure 1-3 2000 Population Pyramid



Source: 2000 U.S. Census

The Town of Barnes has an interesting and changing population pyramid. Its shape would suggest the population is in a declining stage yet population numbers would suggest a growing population. A majority of the population growth is most likely due to in-migration of people into the Town of Barnes who are living here and commuting to work or retiring and making the Town of Barnes their permanent residence. In 2000, the median age for permanent residents was 52.8 years old.

Table 1-9 shows that as a percentage, the greatest increase is in the 10 through 19 age range. This may be due to people moving into the area with children. The 20 through 29 age group has shown negative growth. This is usually related to young adults leaving the area to continue their education or for better job opportunities. Starting at age 35, the number of people in each of these age groups increases all the way up to age 74.

Table 1-9 Age and Sex for the Total Population

| Year | 1990 | 2000 | Change in Number | % Change |
|-------------------|------|------|------------------|----------|
| Under 5 years | 18 | 17 | -1 | -5.56% |
| 5 to 9 years | 23 | 23 | 0 | 0.00% |
| 10 to 14 years | 21 | 41 | +20 | +105.00% |
| 15 to 19 years | 16 | 31 | +15 | +93.75% |
| 20 to 24 years | 11 | 11 | 0 | 0.00% |
| 25 to 29 years | 14 | 12 | -2 | -14.29% |
| 30 to 34 years | 22 | 23 | +1 | +4.55% |
| 35 to 39 years | 21 | 34 | +13 | +61.90% |
| 40 to 44 years | 30 | 42 | +12 | +40.00% |
| 45 to 49 years | 22 | 42 | +20 | +90.90% |
| 50 to 54 years | 34 | 46 | +12 | +43.75% |
| 55 to 59 years | 55 | 57 | +2 | +3.64% |
| 60 to 64 years | 58 | 70 | +12 | +20.69% |
| 65 to 69 years | 47 | 64 | +17 | +36.17% |
| 70 to 74 years | 36 | 50 | +14 | +38.89% |
| 75 to 79 years | 27 | 30 | +3 | +3.7% |
| 80 to 84 years | 12 | 8 | -4 | -33.34% |
| 85 years and over | 6 | 9 | +3 | +50.00% |
| Totals | 473 | 610 | +137 | +28.04% |

Source: 1990 and 2000 U.S. Census

Education Levels

A person's educational attainment will have a large influence on many aspects of their life. Housing, entertainment, income, and employment opportunities will all be influenced. In turn, these choices will help determine how the Town of Barnes will look in the future.

The Town of Barnes has seen a significant decline in residents that have completed less than a 9th grade education (*Table 1-10*). This is presumably the result in a decrease in the oldest residents which often left school early to begin work. Residents that have completed some college/no degree, an associates

degree, a bachelor's degree, or graduate or professional degree have seen the greatest increases (43.8%, 31.3%, 96.3%, and 175.0% respectively).

Table 1-10 Education Attainment Population 25 and Older

| | 1990 | % Of Total | 2000 | % Of Total | % Change |
|--|------|------------|------|------------|----------|
| Population 25 Years and Over | 375 | 100% | 465 | 100% | +30.3% |
| Less than 9 th Grade | 20 | 5.3% | 1 | 1.5% | -95.0% |
| 9 th to 12 th Grade (No Diploma) | 43 | 11.5% | 48 | 10.3% | +6.7% |
| High School Graduation (Includes Equivalency) | 184 | 49.0% | 198 | 42.6% | +7.6% |
| Some College, No Degree | 73 | 19.5% | 105 | 22.6% | +43.8% |
| Associate Degree | 16 | 4.3% | 21 | 4.5% | +31.3% |
| Bachelor's Degree | 27 | 7.2% | 53 | 11.4% | +96.3% |
| Graduate or Professional Degree | 12 | 3.2% | 33 | 7.1% | +175.0% |

Source: 1990 and 2000 U.S. Census

Table 1-11 reveals a substantial jump in those who have received a bachelor's degree or higher (120.5%). During the same period, the number of the population 25 and older who have completed high school or higher has increased from 312 (83.2%) in 1990 to 410 (88.2%) in 2000.

Table 1-11 High School Graduate or Higher Attainment

| | Total | 1990 | Total | 2000 | Number and % Change |
|--|-------|-------|-------|-------|---------------------|
| Percent High School Graduate or Higher | 312 | 83.2% | 410 | 88.2% | +98 (+31.4%) |
| Percent Bachelor's Degree or Higher | 39 | 10.4% | 86 | 18.5% | +47 (+120.5%) |

Source: 1990 and 2000 U.S. Census

Income Levels

Household income as well as the number of households earning more money has been on the rise between 1990 and 2000 (*Table 1-12 and Figure 1-4*). This may be attributed to people earning higher wages and salaries working outside the area as well as having two wage earners in a household. A telling statistic is that in 1990, 11 households earned \$50,000 or more. In 2000, there were 70 households earning the equivalent amount.

Higher incomes can have several effects. A community may see a demand for larger homes, higher end goods, and more opportunities to spend disposable income.

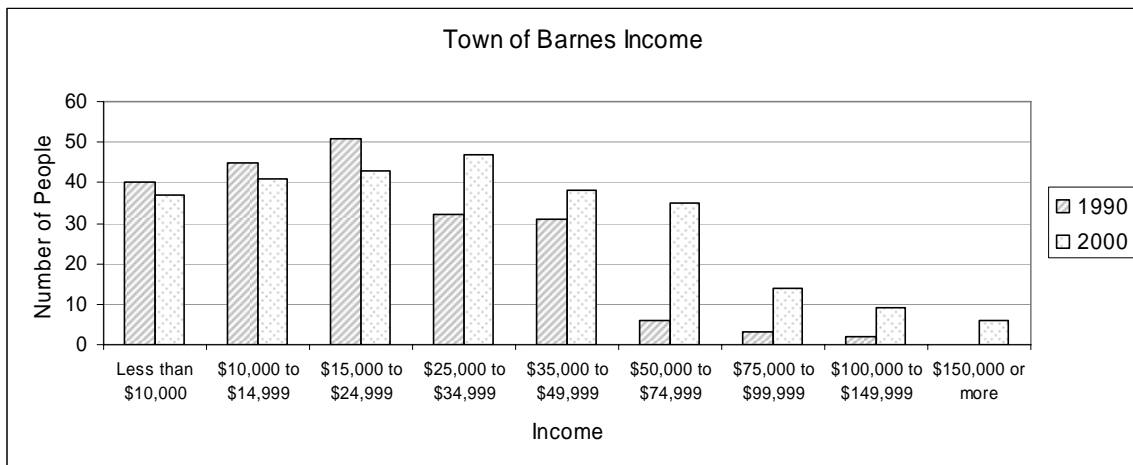
Table 1-12 Household Income

| | 1989 | 1999 | Numerical Change | % Change |
|------------------------|------|------|------------------|----------|
| Less than \$10,000 | 40 | 37 | -3 | -7.5% |
| \$10,000 to \$14,999 | 45 | 41 | -4 | -8.9% |
| \$15,000 to \$24,999 | 51 | 43 | -8 | -15.7% |
| \$25,000 to \$34,999 | 32 | 47 | +15 | +46.9% |
| \$35,000 to \$49,999 | 31 | 38 | +7 | +22.6% |
| \$50,000 to \$74,999 | 6 | 35 | +29 | +583.7% |
| \$75,000 to \$99,999 | 3 | 14 | +11 | +466.7% |
| \$100,000 to \$149,999 | 2 | 9 | +7 | +450.0% |
| \$150,000 or more | 0 | 12 | +12 | - |

Source: 1990 and 2000 U.S. Census

Another telling statistic is in 1990, 146 households earned \$24,999 or less. In 2000, 121 were in the same income range. This would indicate that a large amount of households are not finding job opportunities that allow them to move out of the low to moderate income range or they are retired and on fixed incomes.

Figure 1-4 Household Income



Source: 1990 and 2000 U.S. Census

Between 1990 and 2000, median household income jumped 53.5% to \$28,250. In comparison, this is lower than Bayfield County (\$33,390) and the State of Wisconsin \$43,791 (see Table 1-13).

Table 1-13 Household Income

| Year | 1990 | 2000 | % Change |
|-------------------------|----------|----------|----------|
| Median Household Income | \$18,409 | \$28,250 | +53.5% |

Source: 1990 and 2000 U.S. Census

Employment Characteristics

According to the U.S. Census Bureau, industry relates to the kind of business conducted by a person's employing organization. The largest number of

employees (37) was in the arts, entertainment, recreation, accommodation, and food services field. The second largest number (34) was in the educational, health, and social services field (see *Table 1-14*).

Table 1-14 Industry Town

| Industry | Number of Employees | % of Total |
|--|---------------------|------------|
| Agriculture, Forestry, Fishing and Hunting, and Mining | 2 | 0.9 |
| Construction | 17 | 7.9 |
| Manufacturing | 25 | 11.6 |
| Wholesale Trade | 6 | 2.8 |
| Retail Trade | 16 | 7.4 |
| Transportation and Warehousing, and Utilities | 8 | 3.7 |
| Information | 8 | 3.7 |
| Finance, Insurance, Real Estate, and Rental and Leasing | 11 | 5.1 |
| Professional, Scientific, Management, Administrative, and Waste Management | 15 | 7.0 |
| Educational, Health, and Social Services | 34 | 15.8 |
| Arts, Entertainment, Recreation, Accommodation, and Food Services | 37 | 17.2 |
| Other Services (except Public Administration) | 23 | 10.7 |
| Public Administration | 13 | 6.0 |

Source: 2000 U.S. Census

Table 1-15 shows yearly unemployment rates since 1997. The unemployment rates have been fairly stable. Bayfield County did not experience the same low unemployment rates that other parts of the state experienced prior to 2001. The unemployment rate is at it's lowest during the summer months as seasonal employment opportunities are at their peak.

Table 1-15 Bayfield County Unemployment Rates

| | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|--------------------|------|------|------|------|------|------|------|------|
| Unemployment Rates | 6.7% | 6.6% | 5.7% | 6.7% | 6.4% | 7.1% | 6.6% | 6.2% |

Source: 2004 Department of Workforce Development

The January 2004 Bayfield County Economic Workforce Profile states that the greatest demand for workers is in jobs considered first-time or temporary. Turnover in these jobs is high and wages are low. The most openings are service related jobs for cashiers, waiters/waitresses, maids, and bartenders. The few exceptions are demands for registered nurses, truck drivers, and operations managers. These jobs require a degree or experience and offer better wages.

The fastest growth occupations usually require more training and offer better wages and are more difficult to get since there is a low turnover. The higher paying positions are computer support specialists, social/human resources assistants, and teachers. In Bayfield County, however, many of these fast growth occupations require minimal training. These positions include personal/home care aides, hotel/motel desk clerks, emergency medical technicians, and fitness trainers.

Demographic Trends

Overall trends in the Town of Barnes point to a continued population growth of year-round residents. At the same time, the population will continue to grow older. Some increased housing needs will be met by having vacation homes turned into year-round housing. The need for seasonal units will continue to increase and the increased population will put pressure on the Town's natural resources. We will keep these trends in mind as we move forward with the Comprehensive Land Use Plan.

CHAPTER 2

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

Introduction

It is the abundance of natural resources that attracts people to the Town of Barnes. Vast forests and pristine lakes are highly valued for their aesthetics and recreational use. These positive aspects have created a large demand for seasonal homes and increased the development density along the lake shores and riverfronts. The protection of these natural resources is one of the main goals of the Town of Barnes Comprehensive Land Use Plan.

When asked how the quality of the environment in the Town of Barnes has changed in the last five years, 9.2% of property owners and renters indicated that it has gotten better, 55.7% said it has stayed the same, while 20.0% indicated that they felt it had gotten worse.

Groundwater

In the 2004 Town of Barnes Community Survey, 62.7% of property owners and renters stated that the groundwater quality in Town of Barnes is good while 10.7% thought there were problems with the groundwater.

Groundwater is a primary source for all water used for residential, industrial, and agricultural purposes. The need for clean, reliable water supplies is essential for the Town. Groundwater is drawn out through wells that tap into aquifers. These water supplies are recharged through rainfall and melt water, which seeps through the porous soil under the force of gravity, settling at an impervious layer such as bedrock.

Groundwater contamination potential is influenced by soil characteristics such as chemistry, permeability, slope, and the ability of the unconsolidated materials overlying bedrock to filter contaminants (attenuation capacity). Groundwater quality is closely linked to land use practices. Substances deposited on the land surface are transported through the porous soil to the aquifer where they may contaminate the water supply. Fertilizers, oil, lead, gasoline, and pesticides can readily leach into the aquifer causing contamination.

Septic systems are also a serious contamination source. Septic systems serve homes, businesses, and other buildings that are not connected to a city sewer system. An improperly installed or ill-maintained septic system can leak bacteria, nitrogen, phosphorus, household chemicals, and other contaminants. When these systems fail, unwanted nutrients, bacteria, and other materials can enter

the environment as pollutants. When a septic system is undersized, improperly installed, neglected, not inspected or pumped, its life expectancy is reduced and the potential for system failure is increased.

The Wisconsin Statutes define a failing private sewage system as one which causes or results in any of the following:

- The discharge of sewage into surface water or groundwater.
- The introduction of sewage into zones of saturation which adversely affects the operation of a private sewage system.
- The discharge of sewage to a drain tile or into zones of bedrock.
- The discharge of sewage to the surface of the ground.
- The failure to accept sewage discharges and back up of sewage into the structure served by the private sewage system.

Proper and routine maintenance is important in maintaining your septic systems. Wisconsin Statutes states the maintenance program shall include a requirement of inspection or pumping of the private sewage system at least once every three years.

According to the U.S. Environmental Protection Agency, a septic utility should provide the following three services:

- Initial soil test prior to installation of the system;
- Periodic inspections to determine if the system is malfunctioning; and
- Enforcement mechanism to assure that problems identified through inspection are corrected.

To protect the lakes within the Town of Barnes and their water quality environment and public health, regular inspection and maintenance of septic systems is necessary. As this maintenance is not readily observable, the Township should request copies of maintenance reports and scheduled maintenance for Town of Barnes residents from Bayfield County.

The septic tank and soil absorption field is one of the most popular on-site wastewater treatment options. With proper soil conditions and a maintained system, wastewater treatment is considered adequate.

Around the Eau Claire Chain of Lakes and other lakes in the Town of Barnes it is likely, as in any rural community, that some on-site systems need maintenance and possible upgrades. To ensure that the systems are functioning adequately, maintenance should include, but are not limited to the following:

- Education and research on how to identify if tanks are in poor or failing condition. Example: A workshop could be scheduled for the Town of Barnes property owners to demonstrate the installation of a conforming

septic system and the proper care and maintenance of the septic tank and septic system.

- Pumping maintenance campaign. Pump septic systems at least every three years. Example: Bayfield County could work with the Town of Barnes and local organizations in a coordinated campaign effort to get every septic tank associated with a permanent residence pumped every three years and every five years for seasonal residences.
- Repair/replacement campaign. Have all systems inspected at least every three years.
- Encourage a county ordinance implemented for shoreland areas (within 1000 feet of shore/river boundary). Work to implement and then get enforcement of a county ordinance, where septic systems must be “evaluated” at the time a property is transferred. The seller would obtain a septic system evaluation from Bayfield County at the time of property transfer. The evaluation would determine if the septic system is “failing, non-conforming, or conforming.” A failing septic system includes septic systems that discharge to the ground surface, discharges into tiles or surface waters, and systems found contaminating a well. The county would require a failing system be brought into compliance within a reasonable time frame.

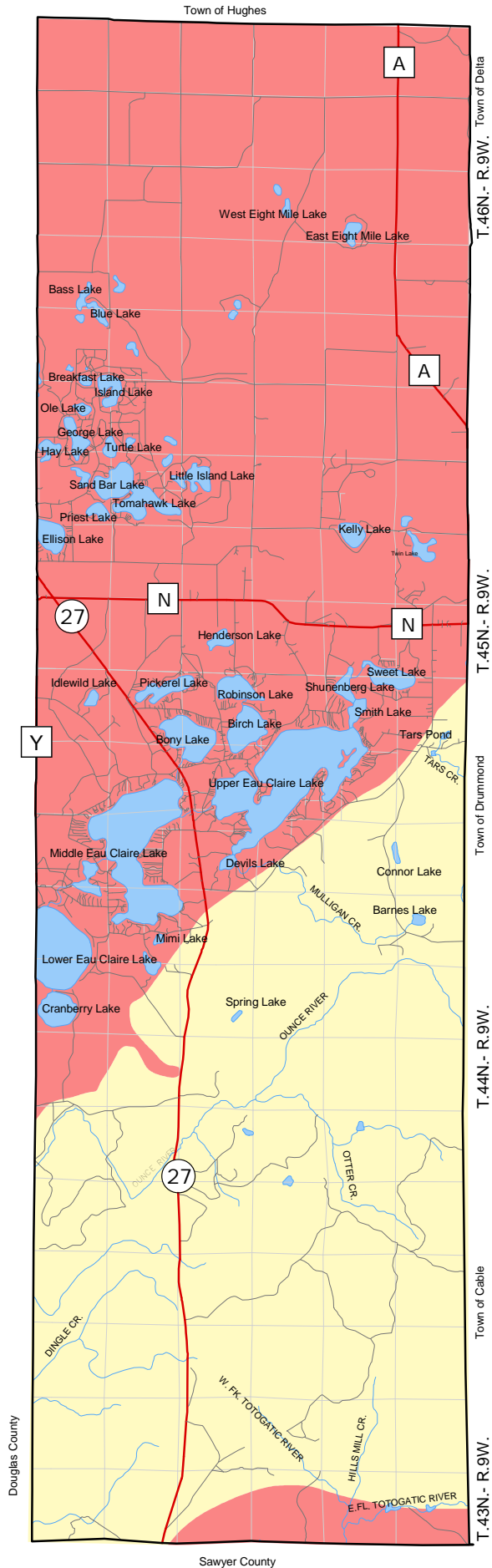
If many private septic systems are found to be failing, it is recommended that local unit of governments meet to consider development of a sanitary district. All septic systems should be inspected by a Certified Private Onsite Wastewater Treatment Systems (POWTS) inspector or Soil Scientist when properties change hands.

There is potential for groundwater contamination in the Town of Barnes due to the porous soils, shallow water table, and large number of septic systems that surround the lakes (see *Map 2-1 and 2-2*).

It is important to be aware of potential contamination risks when future land uses are considered as groundwater contamination can be very expensive and/or difficult to overcome.

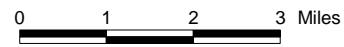
GROUNDWATER CONTAMINATION RISK

TOWN OF BARNES
Bayfield County, Wisconsin
Map 2-1



LEGEND

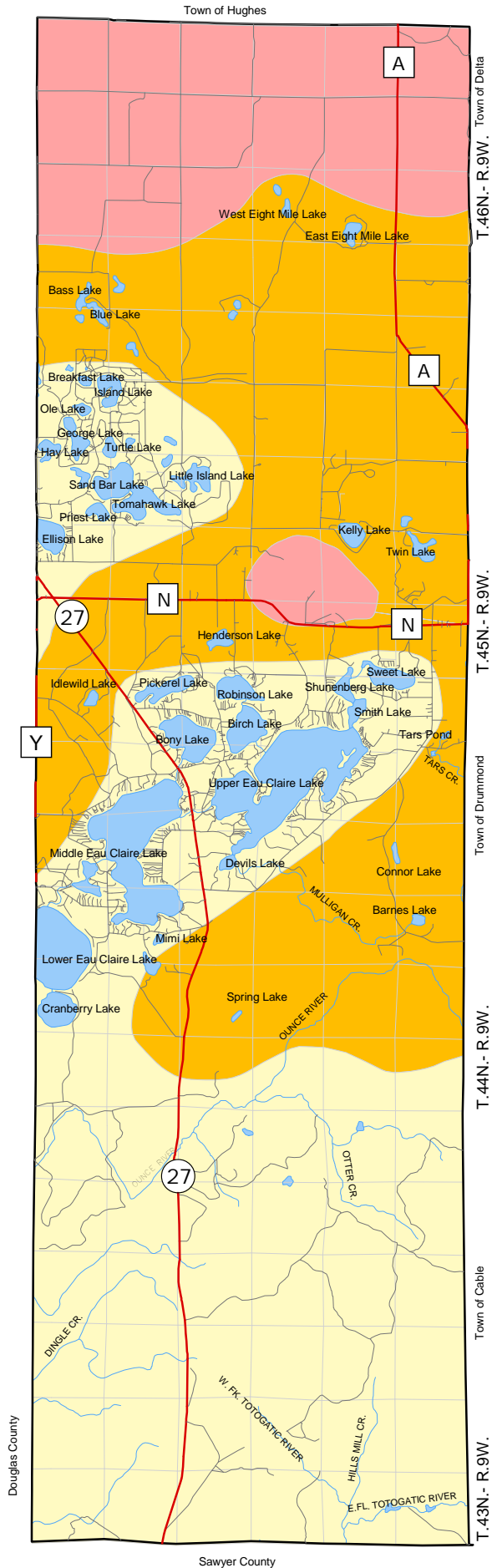
- Town Limits
- ROADS**
- Town Roads
- County/State Roads
- Streams
- Section Lines
- Lakes
- CONTAMINATION RISK**
- High
- High - Medium



WATER TABLE DEPTH

TOWN OF BARNES
Bayfield County, Wisconsin

Map 2-2



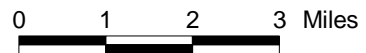
LEGEND

ROADS

- Town Roads
- County/State Roads
- Town Limits
- Streams
- Section Lines
- Lakes

WATER TABLE DEPTH

- 0'-20'
- 20'-50'
- > 50'



Environmentally Sensitive Areas / Wildlife Habitat

Environmentally sensitive areas and wildlife habitat are extremely important for the protection of aquatic and terrestrial wildlife and plants. The preservation and possible expansion of these areas is vital to maintain a diverse ecosystem. These areas are represented by wetlands, forests, shorelands, and surface water.

Forests

Over half of Wisconsin's 16 million acres of forest land is owned by private landowners. According to the Wisconsin DNR, forest products and forest-based recreation account for about 12% of the Gross State Product and 18% of the jobs in Wisconsin. Forests provide raw materials for manufacturing and building and a setting for hunting, camping, hiking, and many other forms of recreation. Forests provide valuable wildlife habitat and are the homes for less visible threatened and endangered plant and wildlife. Forests and trees can help protect other resources by reducing heating and cooling costs of homes and business. Forests and trees offer erosion control for river banks and steep slopes.

A contiguous forest is extremely important. Fragmented forests can result in the disruption of habitat and can lead to problems between wildlife and humans. Map 2-3 shows general forest land cover in the Town of Barnes. In the 2004 Town of Barnes Community Survey, property owners and renters were asked if it was important to save large tracts of private forest land. Of all respondents, 51.4% strongly agreed and 33.3% agreed.

Bayfield County Forest dominates forest land in the Town of Barnes (over 39,000 acres). The Bayfield County Forestry Department has a 10-year plan that is being revised. The plan will address recommended buffers and the aesthetics of forest management. Currently there are no requirements for these issues. The Wisconsin DNR Bureau of Forestry produced the *Silviculture and Forest Aesthetics Handbook* (also under revision) to help foresters meet varying aesthetic management objectives in diverse timber types. When completed, these documents will provide updated guidance for maintaining the benefits and proper management of public and private forests.

The Town of Barnes lies within two ecological landscapes. The first is the Northwest Sands. The Northwest Sands is characterized by soils of deep sands and low organic material and nutrients. Historical vegetation in this area is jack pine and scrub oak forest. Significant amounts of white and red pine were also present. The Wisconsin DNR has listed several opportunities for forest management in the Northwest Sands. They include:

- ✓ Increasing the extent of dry jack pine-northern pin oak forests as well as white and red pine restoration.
- ✓ Large scale restoration of oak-pine barrens and wetlands that benefit many rare birds, plants, and butterflies.

The second ecological landscape is the North Central Forest. The North Central Forest region is characterized by sandy loam, sand, and silt soils. The vegetation is mainly forests. Historic vegetation was primarily hemlock-hardwood forests comprised of hemlock, sugar maple, and yellow birch. Much of the hemlock was harvested to supply the tanneries a century ago. Today's landscape is dominated by sugar maple, red maple, and basswood. There are also pockets of hemlock and white pine. A variety of forested and non-forested wetland communities are also present. Several opportunities for forest management in the North Central Forest include:

- ✓ Maintaining larger blocks of northern hardwood forests.
- ✓ Restore missing or diminished conifers such as hemlock, white pine, and white cedar
- ✓ Restoration of larger forest patches

Within the Town of Barnes, the main forests are comprised of aspen and oak.

Agricultural Areas

Prime agricultural lands provide economic benefit, as well as providing open space and aesthetic value. Planning is important to guarantee lands for the continued production of food and preservation of the rural landscape.

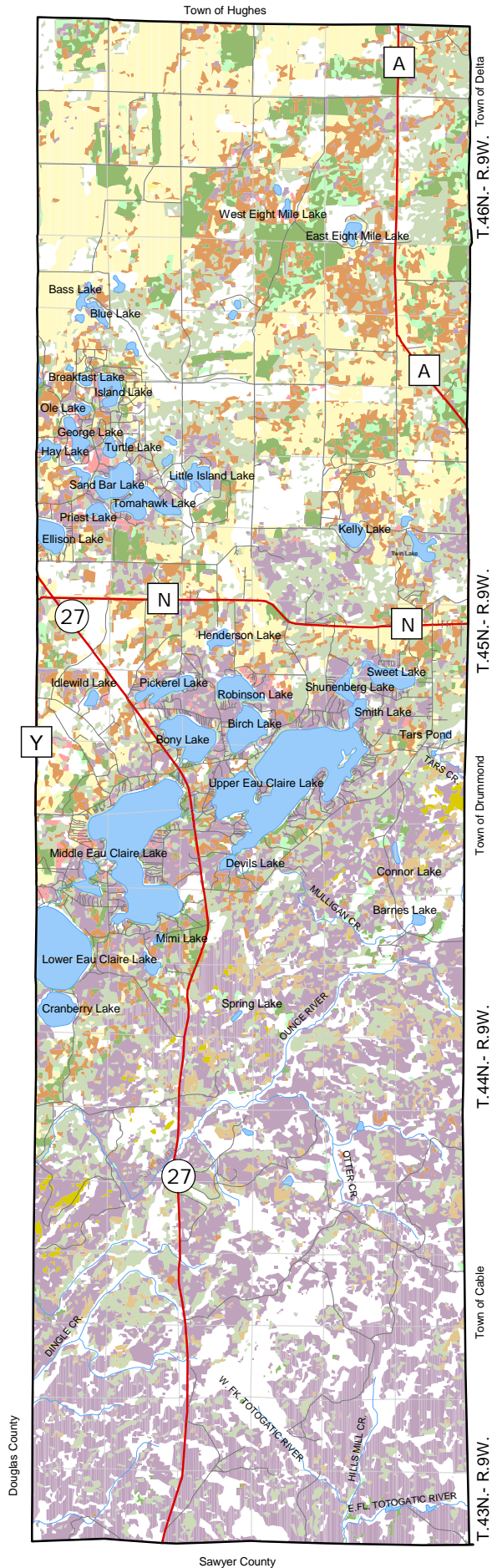
Agricultural practices often increase runoff volumes and rates. This is primarily due to the drainage or filling of wetlands and low lying areas, changes in infiltration capacity brought about by agriculture practices, compacting and clearing the land, and quickly directing runoff into artificial ditches and channels. When removed, topsoil nutrients, pesticides, and organic materials enter the runoff which carries them to water bodies as pollutants.

Though there is limited farming activity in the Town of Barnes, agriculture has never been a significant way of life for residents (*see Map 2-4*). In the 2004 Town of Barnes Community Survey, 47.4% of property owners and renters stated that it was important to preserve agricultural land while 21.6% responded that it wasn't important. As farms slowly cease to exist, especially in northern Wisconsin, it is likely that these lands will one day revert back to forest. For now, the agricultural areas in the Town of Barnes are not near the developed areas of the lakes. As long as farming is feasible in the area, farming practices should conform with soil erosion protection to minimize off site impacts to the environment.

FORESTLAND

TOWN OF BARNES

Bayfield County, Wisconsin
Map 2-3



LEGEND

- Town Limits
- ROADS**
- Town Roads
- County/State Roads
- Streams
- Section Lines
- Lakes
- FOREST LAND COVER**
- Aspen
- Jack Pine
- Red Pine
- Mxed/Other Coniferous
- Mixed Deciduous/Coniferous
- Maple
- Northern Pine Oak
- Oak
- Red Oak
- Mixed/Other Broad-Leafed Deciduous



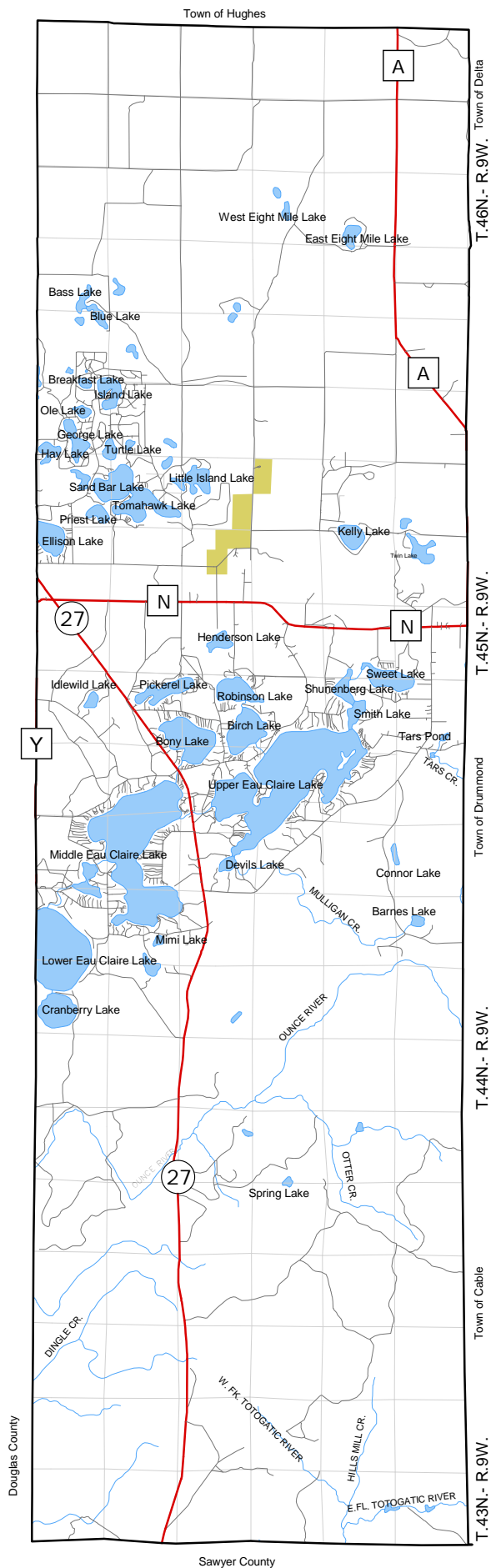
Source: 1993 WISCLAND Land Cover



AGRICULTURAL LAND

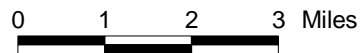
TOWN OF BARNES
Bayfield County, Wisconsin

Map 2-4



LEGEND

- Town Limits
- ROADS**
- Town Roads
- County/State Roads
- Streams
- Section Lines
- Lakes
- Land Used for Agriculture



Threatened, Endangered, and Rare Species

According to the U.S. Fish and Wildlife Service, an “endangered” species is one that is in danger of extinction throughout all or significant portion of its range. A “threatened” species is one that is likely to become endangered in the foreseeable future. Certain species are protected because of their scientific, educational, aesthetic, and ecological importance.

The Wisconsin Natural Heritage Inventory Program maintains data on the location and status of natural features, rare species, and natural communities in Wisconsin (*see Map 2-5*). These sites are broad in nature and provide a general location for rare, threatened, or endangered species as well as high-quality natural communities. There are 23 sections within the Town of Barnes that have recorded instances of rare species. Twenty-one of these occurrences involve aquatic plants, animals, or natural communities while the remaining two have both aquatic and terrestrial occurrences. A list of these occurrences and the year documented can be found at the Wisconsin DNR web site.

Development projects in the Town of Barnes may threaten the presence of protected species. Certain activities already require notification of the DNR to advise them of potential development and request notification of endangered species within the project area. This requirement could be expanded to include all major developments – industrial, residential, and commercial in order to protect these endangered species.

Watersheds

Roughly 60% of the Town of Barnes is located in the Upper St. Croix and Eau Claire Rivers Watershed with the remaining area being part of the Totogatic River Watershed (*see Map 2-6*). Small areas in the northeastern and northwestern parts of the Town belong to the White River or Bois Brule River Watersheds. Land uses within a watershed can dramatically affect water quality in that watershed. As rain or melt water flows across roads, parking lots, lawns, or agricultural fields, chemicals and sediment are transported to lakes and rivers where they are deposited, disrupting the natural system.

The more quickly water flows from high elevations, the more intense the velocity impacts on downstream points within the watershed. When more water reaches an outlet point at the downstream edge of any drainage area that can be accommodated by the outlet within a given time period, the drainage ways upstream of the outlet will back up and overflow, causing surface flooding on low-lying lands.

Runoff rates from natural landscapes such as prairies and woodlands are usually quite low due to the absorption capacity of the soil and the evaporative uptake of lush vegetation. However, if best forest management practices are not in place,

soil, water, nutrients, and other debris can be picked up by overland flow and carried to the lakes. Limiting the amount of impervious surface on developed lots will reduce runoff potential that will affect water quality. This practice will encourage infiltration and renew the ground water source.

Effective soil erosion control from all construction sites is key to improving water quality throughout the watershed. A rigorous and strict enforcement of the recently updated and adopted soil erosion control regulations administered by the Wisconsin DNR and Department of Commerce is necessary to minimize construction runoff into the lake. Town officials and community residents should insist on the best possible erosion control methods, update or adopt their own ordinances, and enforce these recommendations. Construction projects and related site erosion control plans should be reviewed by experienced professionals, consultants, and/or planners before implementation.

Surface Water / Water Resources

The water resources within the Town of Barnes are probably the biggest attraction in the area. Year-round and seasonal residents enjoy the lakes and rivers for the many opportunities for water recreational activities. Wisconsin's Public Trust Doctrine states that the waters of Wisconsin are held in trust by the state for the benefit of all. The Wisconsin DNR is assigned the task of protecting our water resources.

Surface waters provide habitat for a wide variety of animals and plants, which also serve to attract tourism and recreation. Protection of surface water resources is critical to maintaining the water quality, and diversity of life, which attracts people to these resources. Development in the watershed should be completed to minimize the impact on the function of natural systems, and address potential pollution problems through the use of best management practices such as shoreland buffers, erosion control, and the preservation of natural environmental corridors. Best Management Practices (BMP) designed to control stormwater runoff rates, volumes, and discharge quality can be used to protect water resources in developed areas.

The defining lakes in the Town of Barnes are the Eau Claire Lakes which consists of 11 lakes totaling approximately 3,500 acres and 45 miles of shoreland (see *Map NR-7*). The Upper, Middle, and Lower Eau Claire Lakes are located at the headwaters of the Eau Claire River and are recognized as outstanding water resources. Water quality appears to decline slightly moving downstream in this chain. The Upper, Middle, and Lower Eau Claire Lakes area residents are represented by the Barnes/Eau Claire Lakes Area Property Association, Inc. and continually participate in lake management activities along with other local organizations and individual volunteers.

Since Wisconsin passed its version of the Federal Clean Water Act in 1974, the improvement in the surface water quality protection and pollution control are not single objectives to be completed on one occasion, but require an on-going commitment to clean water. Section 305b of the Clean Water Act requires each state to construct “fishable” and “swimmable” goals.

A major threat to our water resources is Eurasian Water Milfoil. The DNR states that the Eurasian Water Milfoil was first introduced in the 1960s and has significantly expanded its range to about 310 lakes in 54 of 72 Wisconsin counties. There are numerous exotic species of concern. To help prevent the spread of these exotic plants and animals, the DNR recommends:

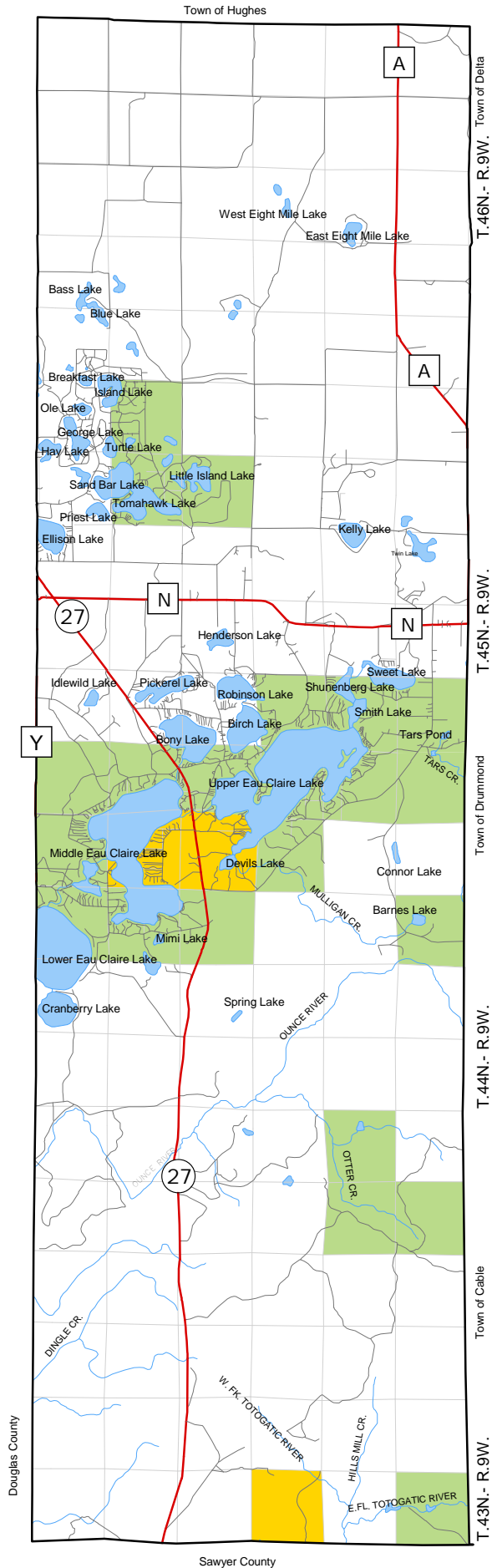
- ✓ Drain all water from your boat, including live wells and containers before accessing or leaving lake and waterway access areas;
- ✓ Do not transfer water from one water body to another;
- ✓ Do not release bait or aquarium pets into waters of the State;
- ✓ Remove all aquatic plants and animals from all parts of your water recreational equipment and dispose of it; this material also makes excellent compost;
- ✓ Rinse and wash your boat, trailer, live wells and equipment that holds water with tap water when you return home.

Further recommendations for protecting the Town’s water resources can be found in the Eau Claire Lakes Lake Management Plan.

ENDANGERED SPECIES

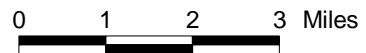
TOWN OF BARNES
Bayfield County, Wisconsin

Map 2-5



LEGEND

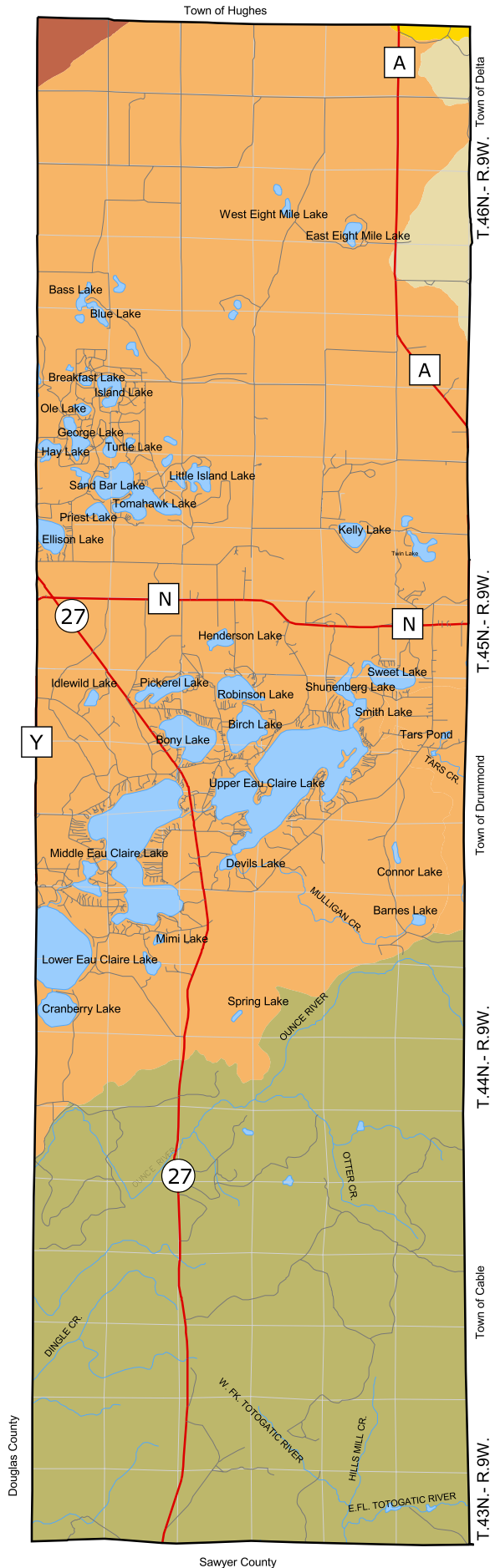
- Town Limits
- ROADS**
- Town Roads
- County/State Roads
- Streams
- Section Lines
- Lakes
- ENDANGERED SPECIES**
- Aquatic
- Aquatic and Terrestrial



WATERSHEDS

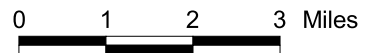
TOWN OF BARNES
Bayfield County, Wisconsin

Map 2-6



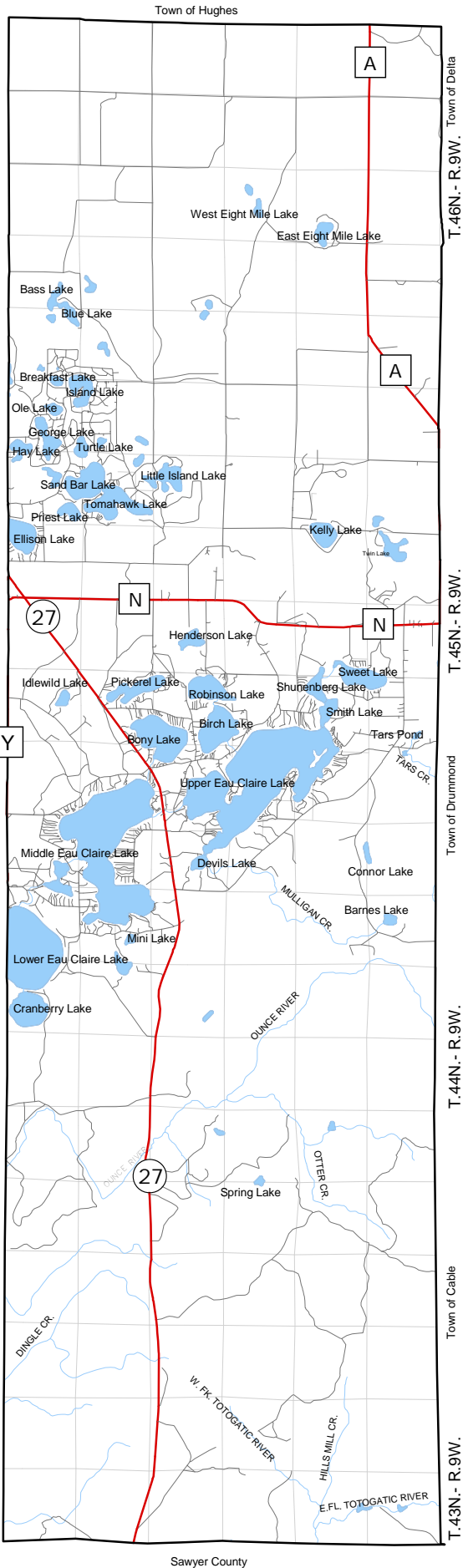
LEGEND

- Town Limits
- ROADS**
- Town Roads
- County/State Roads
- Streams
- Section Lines
- Lakes
- WATERSHEDS**
- Bois Brule River
- Iron River
- Totogatic River
- Upper Saint Croix and Eau Claire Rivers
- White River









SURFACE WATER

TOWN OF BARNES
 Bayfield County, Wisconsin
 Map 2-7



LEGEND

-  Town Limits
-  Sections
-  Town Roads
-  Highways
-  Rivers and Creeks
-  Lakes



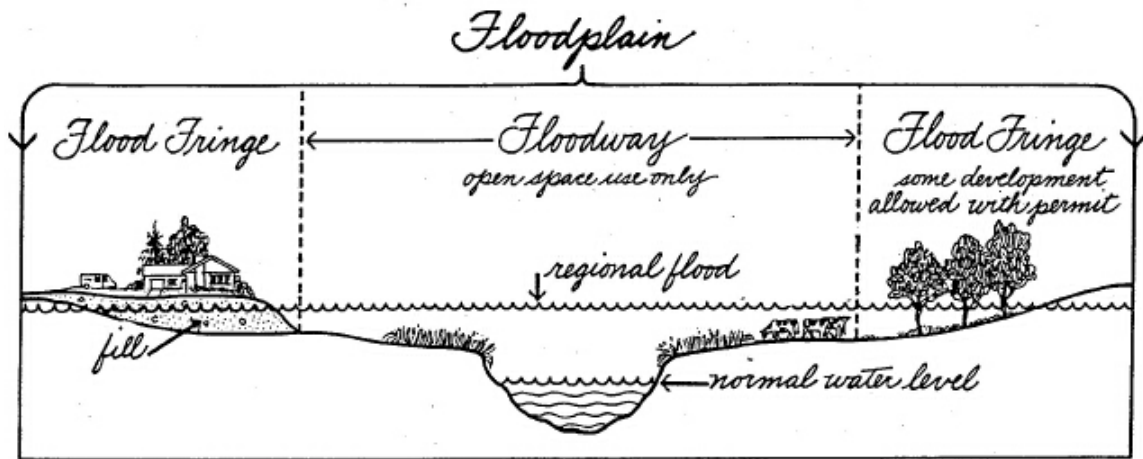
Source: Bayfield County



Floodplains

Floodplains are areas, which have been, or may become inundated with water during a regional flood. A regional flood is often referred to as a 100-year flood event or as an event having a 1% chance of occurring in any given year. Flood plains are comprised of two components, the floodway and flood fringe. Floodways directly adjoin the channel of a stream and are characterized by deep, fast moving water. The floodway is typically the most dangerous part of a floodplain, and uses in this area should be limited to conservation areas or open space. The flood fringe is associated with standing, or slow flowing water adjacent to the floodway (see Figure 2-1). Map 2-8 shows floodplains in the Town of Barnes.

Figure 2-1 Floodplain Components



Source: Wisconsin Department of Natural Resources.

Communities are required to protect and regulate floodplains.

- ✓ Section 87.30, Wisconsin statutes direct all Wisconsin counties, cities, and villages to adopt floodplain zoning ordinances.
- ✓ The Department of Natural Resources Chapter NR 116 Floodplain Management Program provides a uniform basis for the preparation and implementation of sound floodplain regulations.
- ✓ The Federal Emergency Management Agency (FEMA) has mapped flood plains. These maps delineate the entire flood plain boundary, but do not distinguish between floodway and flood fringe.

Buildings within the floodplain reduce the floodplain storage capacity causing the next flood of equal intensity and volume to crest at an even higher elevation. Because of the serious danger posed during a flood event, most structural development within a floodway is not allowed. Certain uses are permitted if they meet strict criteria. Development within the flood fringe is generally accepted, provided adequate flood proofing measures are in place.

The Floodplain Ordinance for Bayfield County specifies that no development shall be allowed in floodplain areas which obstructs the flow of floodwaters or causes an increase in regional flood height of 0.01 foot. Obstructions or increases may only be permitted if amendments are made to the ordinance and variances obtained from the WDNR.

Permitted uses are specified within the floodway and flood fringe. These uses are nonstructural or structures not intended for human habitation (historical structures) within the floodway while structures within the flood fringe have to be floodproofed.

Wetlands

Wisconsin statutes define a wetland as "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions." Map 2-9 reveals the Town of Barnes has a significant amount of wetlands located south of the Eau Claire Lakes.

Wetlands act as natural filters, removing sediments and contaminants from water. Wetlands also regulate water levels by containing water during periods of excessive rain or snow melt. These unique environments are host to wide variety of plant and animal communities, including some threatened and endangered species. Wetlands also serve as rest areas for migratory waterfowl during the fall and spring months.

Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and human disturbance. They can be divided into coastal and inland wetlands. Coastal wetlands are found along our coasts and are located along our estuaries where sea water mixes with fresh water. Inland wetlands are most common on floodplains along rivers and streams, in depressions, along the margins of lakes and ponds, and in other low-lying areas where groundwater intercepts the soil surface.

The Bayfield County Shoreland-Wetland Zoning District includes all shorelands which are wetlands of five acres or more and are shown on the Wisconsin Wetland Inventory Maps. Permitted activities in wetlands that require no wetland alteration or zoning permit are:

- ✓ Hiking, fishing, trapping, hunting, swimming, snowmobiling, and boating
- ✓ The harvesting of wild crops
- ✓ The practice of silviculture
- ✓ The pasturing of livestock
- ✓ The cultivation of agricultural crops
- ✓ The construction and maintenance of duck blinds

Permitted activities that require wetland alteration but no zoning permit are:

- ✓ The cultivation of cranberries
- ✓ The maintenance and repair of existing agricultural drainage systems
- ✓ Temporary water level stabilization measures to alleviate abnormally wet or dry conditions
- ✓ The construction and maintenance of fences for pasturing of livestock
- ✓ The maintenance, repair, replacement, and reconstruction of existing highways and bridges
- ✓ The construction and maintenance of piers, docks and walkways, observation decks, and trail bridges built on pilings.

Activities (with exceptions) that require a zoning permit are:

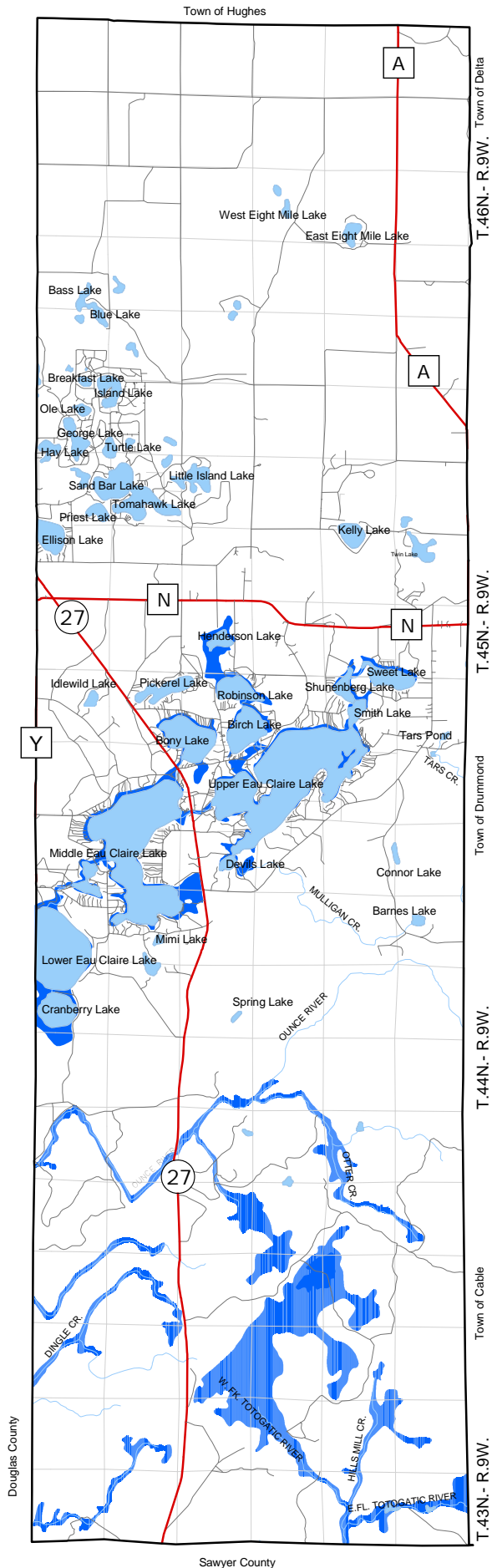
- ✓ Roads
- ✓ Buildings
- ✓ Park and recreation areas

FLOODPLAINS

TOWN OF BARNES

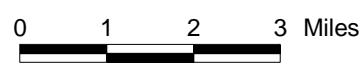
Bayfield County, Wisconsin

Map 2-8



LEGEND

- Town Limits
- Sections
- Town Roads
- Highways
- Rivers and Creeks
- Lakes
- Floodplains

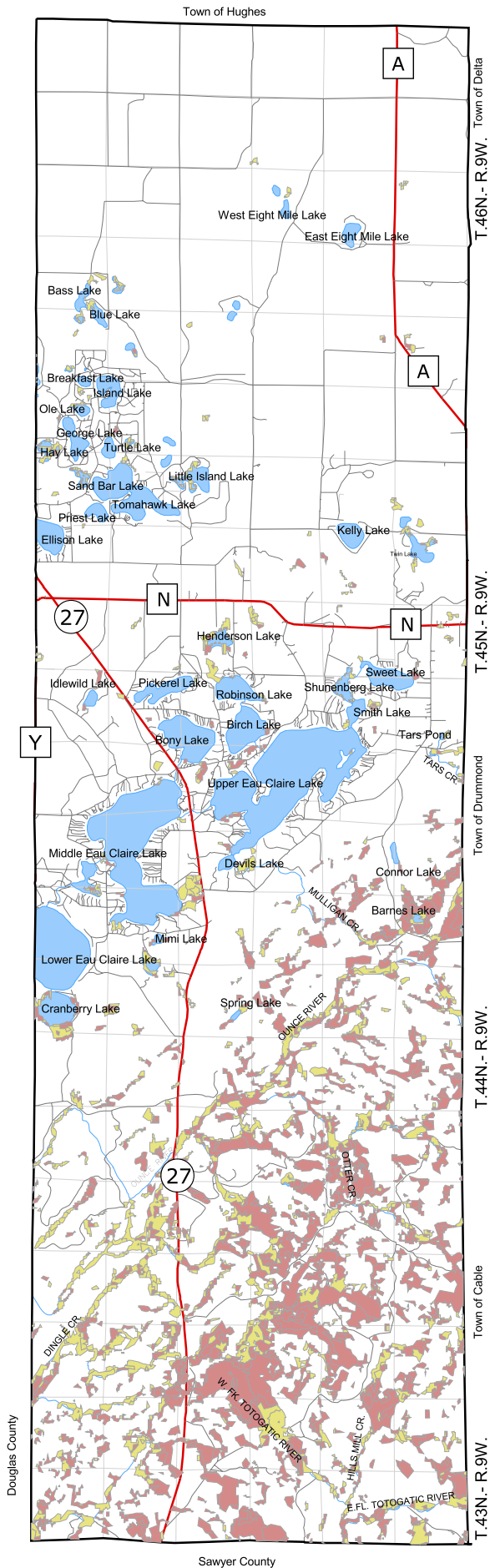


WETLANDS

TOWN OF BARNES

Bayfield County, Wisconsin

Map 2-9



LEGEND

- Town Limits
- Town Roads
- County/State Roads
- Streams
- Section Lines
- Lakes
- FORESTED WETLANDS
- WETLANDS



Shorelands

In the 2004 Town of Barnes Community Survey, 91.0% of property owners and renters stated that they agreed or strongly agreed that the Town of Barnes needs to protect its lakeshores and riverfronts. Shorelands are vital components of the relationship between the land and the water. Shoreland areas serve as environmental buffer zones, serving to catch potential pollutants and filter runoff before it enters the waterway. These buffer zones also provide habitat for a wide range of plant and animal species and would be considered environmentally sensitive areas. Shoreland areas are also very attractive as housing sites, and the demand for waterfront property is placing evermore pressure on these areas.

The four main shoreland management issues are identified as:

- ✓ Development density
- ✓ Nonconforming Structures
- ✓ Shoreland Buffers and Setbacks
- ✓ Flexibility and Mitigation

Bayfield County General Zoning Requirements defines shorelands as lands that are within 1,000 feet landward of the ordinary high water mark of navigable lakes, ponds, or flowages and within 300 feet landward of the ordinary high water mark of navigable rivers or streams or to the landward side of the floodplain, whichever distance is greater.

Most of the land along the lakeshores in the Town of Barnes is zoned R-1, R-2, or R-3. Table 2-1 presents the minimum dimensional requirements for residences.

Table 2-1 Bayfield County Zoning District Dimensional Requirements

| Zoning Dist. | Min. Area | Min. Frontage | Min. Ave. Width | Minimum Side & Rear Yards | |
|--------------|----------------|---------------|-----------------|---------------------------|-----------|
| | | | | Principal | Accessory |
| R-1 | 30,000 Sq. ft. | 150' | 150' | 10' | 10' |
| R-2 | 4.5 acres | 300' | 300' | 75' | 30' |
| R-3 | 2.0 acres | 200' | 200' | 20' | 20' |

Source: Bayfield County Zoning Ordinance.

Lakeshore homeowners often bring traditional urban landscape ideas to the lake. Having a conventional mowed yard with a green, well fertilized lawn to the water's edge is a typical exchange. Over time, this aspect of local lake development impacts water quality through loss of shoreline habitat and degrading water quality through incurred sedimentation and nutrient additions to the Lake. Keeping a native plant landscape, a natural shoreline, and a 35-foot natural buffer from the Ordinary High Water Mark (OHWM) will reduce degrading of the water quality.

Nutrient removal from runoff and wildlife benefits can be gained from installation or propagation of buffers. Some examples include:

- ✓ Brush and shrub buffers provide nesting habitat for lakeside songbirds and provide cover during migration.
- ✓ Forested buffers provide habitat for nesting birds, including warblers, wood ducks, and others. Upland birds use these for nesting and feeding habitat, such as orioles, woodpeckers, and others.
- ✓ Sedge, tall grass, flower buffers provide nesting cover for some birds and ground nesting for others.

There are three main efforts to native buffer landscaping:

- ✓ Naturalization: Residents allow their lot to go natural in areas they select to be “naturalized.” What ever currently present in the seed bed is what will grow. If they want to install a buffer along the shoreline, let a band of vegetation grow at least 35 feet deep back from the shoreline. This usually takes up to three years for native grass and flowers to grow and be noticed.
- ✓ Accelerated Naturalization: Residents may want to mimic some features sooner than three years. After generating a plan species list from their area, residents may lay out a planting scheme and plant into the existing vegetation. Many nurseries can help select plants and offer tips.
- ✓ Reconstruction: Introducing all new plants through construction to reestablish a native landscape with resident’s input and vision, while considering native growing plants, is another option for native buffer landscaping. Site preparation is a key factor, where elimination of invasive weeds and turf is required.

Parks / Open Space

Parks and open space are vital to the quality of our lives. They provide many benefits to individuals, communities, the environment, and the local economy.

First, individuals benefit by having opportunities for active and passive recreation. People use these spaces for exercise, relaxation, and play. Their lives are enhanced by bird watching, a pick-up game of football, quiet contemplation, and educational opportunities.

Second, a community benefits by providing a place for people to meet and interact with other members of the community. Parks and open spaces are inclusive. The use of these spaces is not based on economic background or physical limitations. The beauty of our communities is increased and families

that recreate together report greater stability and satisfaction. Green infrastructure can link parks and open spaces together providing a continuous network for people to enjoy.

Third, the environment benefits by improving air and water quality through the removal of carbon dioxide and reducing sedimentation. The effects of flooding and erosion are reduced and bio-diversity is improved.

Finally, the economy benefits by attracting businesses. Open spaces and parks have a positive effect on property values and increase tourism.

The Town of Barnes has two parks and a Parks and Recreation Committee. The Barnes Town Park is located on C.T.H. N behind the Barnes Town Hall. Amenities include a tennis and basketball court, ball field, pavilion, ice skating/roller rink, and playground equipment. Tomahawk Park, located on Moore Road, has a public beach, boat landing, pavilion, and playground equipment. The Town of Barnes also has boat landings on Upper, Middle, and Lower Eau Claire, Robinson, Pickerel, George, and Island Lakes.

There are several sources of funding for improvements to park areas.

- ✓ The Wisconsin DNR Recreational Boating Facilities Program is a 50/50 grant program. Grant funds can be used for boat landings/docks, sanitary facilities, parking lots, basic landscaping, and security lighting. Repairing an existing ramp is eligible, however, not very competitive with other grant applications. A major scoring criteria this program is introducing handicap accessibility. A boat landing (new or repaired) would require a handicap accessible dock and paced access to the dock from the parking lot. Applications are due quarterly.
- ✓ The Wisconsin DNR Stewardship Grant Program provides funding for stewardship projects such as:
 - Land acquisition
 - Trails
 - Restrooms
 - Parking lots
 - Picnic areas
 - Handicap accessibility modifications

Application deadline is May 1 each year. Grants are extremely competitive. The Wisconsin DNR uses a detailed point system to fund the project and land acquisition projects score the highest. Land acquisitions involve:

- An acquisition brochure must be given out at the first contact with the land owner.
- An appraisal is required by WDNR.
- If the grant is awarded, WDNR will pay one-half of the appraisal value.

Historical / Cultural Resources

In the 2004 Town of Barnes Community Survey, 75.4% of property owners and renters stated that the Town of Barnes should protect building, sites, and artifacts of historical importance. These sites add value to the Town by providing educational, aesthetic, and even commercial value.

The State Historical Society's website hosts the Wisconsin Architecture & History Inventory (AHI). The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout the Wisconsin. This Inventory is housed at the Wisconsin Historical Society in Madison and is maintained by the Society's Division of Historic Preservation. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history.

An architectural inventory was done in communities beginning in the mid-1970s until 1980 with the help of State grant money. Reconnaissance surveys were conducted by summer students and then intensive surveys were conducted by professional historic preservation consultants. These buildings and details may be viewed at www.wisconsinhistory.org. Follow the historical sites link.

Table 2-1 shows an example of the information you will find for properties at the web site. The AHI has information on 5 properties in the Town of Barnes. All five are part of Island Lake Camp which is now known as Gray-McCormick Lake Camp.

Table 2-1 Detailed Record State Historical Society

| | | |
|--|--|---------------------------------|
| County: BAYFIELD | Record #: 24640 | Location: ISLAND LAKE RD |
| City or Village: | Town, Range, Section: 4509W-17 | Quarter Sections: |
| Civil Town: | National Register Date: 3/12/1982 | State Register Date: |
| Unincorporated Community: | District: ISLAND LAKE CAMP | |
| Current Name: Gray-McCormick Island Lake Camp | NR Multiple Property Name: | |

| | | |
|---|--|---------------------------|
| Survey Map: USGS Island Lake 7.5' | Historic Name: ISLAND LAKE CAMP | Wall Material: Log |
| Map Code: 0 | Construction Date: 1888 1916 | Structural System: |
| Survey Date: 2001 | Designer Name: | Other Buildings on Site?: |
| Style or Form: Rustic Style | | Cultural Affiliation: |
| Resource Type: camp/camp structure | | Demolished Date: |

Source: Wisconsin Historical Society.

The Wisconsin Historical Society also provides an extensive list of Wisconsin's major historic preservation statutes and grant resources.

Five archaeological sites have been identified in the Town of Barnes. These do not represent all sites in the Town, but know sites recorded by the State. Residents are encouraged to contact the State Historical Society if they have any questions.

The Wisconsin Historical Society does not reveal the exact location of archaeological sites to prevent the possible disturbance of these sites by people. The general location and contents of these sites are listed in Table 2-1.

Table 2-1 Archaeological Sites-Town of Barnes

| Site | Town-Range-Section |
|---------------------------------|--------------------|
| 1. Campsite/Village | T44N – R9W – S8 |
| 2. Campsite/Village | T44N – R9W – S0 |
| 3. Cemetery/Burial | T45N – R9W – S29 |
| 4. Cabin/Homestead/Logging Camp | T43N – R9W – S12 |
| 5. Campsite/Village | T45N – R9W – S25 |

As part of the Town of Barnes 2005 Centennial celebration, the Town of Barnes established the Barnes Area Historical Association (BAHA). BAHA is affiliated with the Wisconsin Historical Association as a Chapter of the Bayfield County Historical Society. The group's main focus will be establishing a history museum.

In the summer of 2005, the bones of a prehistoric elk and a fluted spearhead were found in Middle Eau Claire Lake. The fluted spearhead is estimated to be 9,000 – 11,000 years old. The bones and spearhead are currently being analyzed at the UW-Milwaukee Zooarchaeology Lab. It is the hope that the prehistoric elk bones, referred to as the Silver Beach Elk, and fluted spearhead will become part of the future history museum.

Agricultural, Natural, and Cultural Resources Goals, Objectives, and Policies, Programs, and Actions

Goal 1: Provide clean healthful groundwater

Objectives

1. Maintain current good to excellent groundwater quality
2. Improve current poor groundwater quality
3. Ongoing and increased education and outreach
4. Continue lake monitoring activities
5. Ordinance enforcement for erosion control and storm water management
6. Limitation of phosphorus containing fertilizers
7. Special shoreline practices in sensitive areas and shoreland restoration projects
8. Ongoing lake water quality monitoring

Programs, Policies, and Actions

1. Establish guidelines for fertilization and treatment of forests, gardens, and lawns
2. Provide informational workshops for citizen input and education
3. Review State, County, and Local ordinances as to what pesticides and fertilizers may be used, where, and how much
4. Review State, County, and Local ordinance enforcement as to chemical usage in light manufacture or building
5. Provide expert assistance in planning, improvement, and use of chemicals, pesticides, and fertilizers residents (perhaps through DNR)
6. Support County ordinances in regard to septic system inspections and maintenance
7. Support County ordinances in regard to sewage treatment hookup when available
8. Appoint committee to identify infractions
9. Establish procedures for identifying and reporting infractions

Goal 2: Preserve large tracts of private and public forest lands

Objectives

1. Reforest lands cleared by logging where natural regeneration is not taking place
2. Restore native trees
3. Retain the aesthetics offered by forested lands

Programs, Policies, and Actions

1. Encourage reforestation
2. Follow Wisconsin DNR Forestry Best Management Practices.
3. Leave timber on steep slopes.

4. When crossing streams and gully areas, build bridges per Wisconsin DNR Forestry Best Management Practices and uphold NR 151 Runoff Management rules.
5. If timber is taken from steep slopes or lowland areas, perform this work between January and March to ensure frozen ground and minimize erosion and sediment loss.
6. Contact County Forestry Department for recommendations for preferred species when tree planting.
7. Educate property owners on options for preserving land through enrollment in open land management programs, conservation easements, land trusts, etc.

Goal 3: Protect agricultural lands from erosion

Objectives

1. To keep existing agricultural lands productive
2. Ensure that soil erosion does not negatively affect local water resources
3. Ensure fertilizers do not negatively affect local water resources

Programs, Policies, and Actions

1. Minimize tillage
2. Leave winter cover crops.
3. Add only needed fertilizer per soil test results.
4. Do not apply manure to frozen ground or on steep slopes.
5. Fence pastured stream banks.

Goal 4: Protect threatened, endangered, and rare species and their habitats

Objectives

1. Reverse any damage due to human actions
2. Protect these resources for future generations to enjoy and study

Programs, Policies, and Actions

1. Contact and coordinate with the Wisconsin DNR if threatened, endangered, or rare species are found

Goal 5: Manage run-off to protect all water resources within The Town of Barnes' watersheds

Objectives

1. Reduce erosion of soil which makes its way into streams, rivers, and lakes
2. Protect water that recharges aquifers

Programs, Policies, and Actions

1. Adopt a Storm Water Management and Erosion Control Plan.

2. Conduct soil tests to determine the most appropriate fertilizer for lawns and golf courses.
3. Do not use phosphorus based products for fertilizer or cleaning.
4. Draft ordinance limiting or banning phosphate fertilizers.
5. Restore shorelines to native vegetative state and leave at least 35 foot wide shoreline buffer (zoning requirement).
6. Implement proper storm water management on properties by diverting impervious surface runoff to infiltration basins or other approved devices for treatment before being discharged to area receiving waters.
7. Ensure 80% reduction of total suspended solids from storm water runoff before it is discharged (DNR requirement).
8. Infiltrate roof water by redirecting roof downspout outlets from an impervious surface to a grassed area. If the grassed area does not allow for much infiltration, create a rain garden to encourage maximized infiltration. Dry wells or French drains can also be used to handle roof water infiltrations. Large volumes of roof water runoff from large buildings should be handled through a properly engineered device. Large infiltration systems require zoning permits and DNR review.
9. Grass swales are wide grassed lined ditches and are an alternative to standard curb and gutter, and reduce runoff impacts to receiving waters by increased infiltration of runoff. The vegetation in the swale acts as a sediment filter and a runoff velocity reduction device. Swales should be considered as options for storm water conveyance systems.
10. Review and follow recommendations in the Town's Eau Claire Lakes Lake Management Plan
11. Require permitted new construction and additions to have stormwater management plans for development within 1000' of shorelands.
12. Review setbacks on all lakes, rivers, and creeks and make recommendations for increases if needed.

Goal 6: Maintain or improve the water quality of the lakes and streams in the Town of Barnes

Objectives

1. Identify sources of water quality degradation
2. Ensure that future generations can continue to enjoy the aesthetic and recreational qualities of area lakes, rivers, and streams.

Programs, Policies, and Actions

1. Continue an annual water quality monitoring program
2. Compile a historic water quality evaluation, or paleolimnology. The Eau Claire Chain of Lakes and all lakes in the Town of Barnes could evaluate historic trends in lake sediment through this research.
3. Establish Eurasian Water Milfoil education and action plans.
4. Review and follow recommendations in the Town's Eau Claire Lakes Lake Management Plan

5. Propose a “Slow No Wake” ordinance on all Class 3 Lakes and navigable rivers.
6. Monitor boat house regulations and educate lake shore residents.
7. Request the DNR do sensitive area studies on all lakes in the Town and notify the Town when the studies are undertaken or completed.

Goal 7: Restrict development within the floodplain

Objectives

1. Maintain the effectiveness of natural growth within the floodplain to stop erosion
2. Preserve the storage capacity of the floodplain

Programs, Policies, and Actions

1. Adhere to the Floodplain Ordinance for Bayfield County

Goal 8: Protect wetlands to keep them in their natural state

Objectives

1. Prevent wetlands from filling in due to sediment from development

Programs, Policies, and Actions

1. Development must not increase or decrease the natural flow of water into wetlands
2. Restoration of wetlands where illegally altered

Goal 9: Protect shoreline from erosion

Objectives

1. Prevent destruction of shoreline
2. Protect fish and wildlife habitat

Programs, Policies, and Actions

1. Stabilize eroding shorelines to preserve aquatic habitat and visual aesthetics.
2. Encourage shoreline owners not to remove submerged dead wood from shoreline areas. This eliminates habitat and encourages erosion.
3. Restore shore land with native vegetation by incorporating a 35 foot wide shoreline buffer
4. Avoid lake shore burning of leaves as the ash is rich in phosphorus and can wash easily into lakes. The ash should be recovered when cool and set aside for disposal as a solid waste.
5. Reduce Fertilizer Usage. Soil test lawns and add only the necessary fertilizers. Implement this by ordinance so that no phosphorous fertilizers can be used in the Town of Barnes watershed. Other communities have instituted such an ordinance and local stores only supply this type of

- fertilizer. For example, Minnesota currently has a 0% phosphorus regulation for the Twin Cities metro area and 3% phosphorus for all of greater Minnesota. Amery, Wisconsin, has an ordinance that does not allow the sale of fertilizer containing phosphorus.
6. Consider property tax and/or other credits for shoreline restoration and other water quality improvement projects.
 7. Use educational materials, workshops, grants, and ordinance enforcement to protect shorelands.

Goal 10: Continue to maintain and improve local parks and boat landings

Objectives

1. Ensure quality parks and recreational resources for residents and visitors

Programs, Policies, and Actions

1. Complete inventory of parks and amenities and develop a 5-year plan for improvements if needed
2. Pursue grant monies and volunteer opportunities to keep park maintenance costs down

Goal 11: Protect and enhance sites and artifacts of cultural and historical importance

Objectives

1. Provide educational opportunities
2. Preserve and promote links to the past

Programs, Policies, and Actions

1. Collect artifacts pertaining to early life in the Town of Barnes
2. Obtain photographs pertaining to early life in the Town of Barnes
3. Determine the feasibility of a Town of Barnes Historical/Heritage Museum
4. Set guidelines for preservation of historical structures and carry out a structure inventory in the Town of Barnes
5. Use the Wisconsin Historical Society for advice and guidance on historical and archaeological issues in the Town of Barnes.
6. Support the Barnes Area Historical Association and its efforts to fund ongoing research of the Silver Beach Elk and making it part of a future Town museum.

Goal 12: Work with residents and organizations to create cooperation and education related to natural resources issues

Objectives

1. Protect the Town's natural resources
2. Promote cooperation

Programs, Policies, and Actions

1. Create strategies to increase awareness of ordinances, support enforcement of these ordinances, and monitor their enforcement.
2. Work with Bayfield County to create a process to keep the Town informed on the progress and status of mitigation orders.
3. Use the Town web site and other mediums to inform residents and visitors of important issues.
4. Collaborate with area ATV and snowmobile club members to create solutions to reduce soil erosion and noise pollution.

CHAPTER 3

HOUSING

Introduction

Housing is usually the largest expenditure in any household budget. When examining housing, the Town of Barnes must look at more than the physical structure. Housing must take into account the physical needs and economic makeup of the resident.

Housing in the Town of Barnes has several unique characteristics. Over 80% of housing units are seasonal or recreational. A majority of these homes are located on or near the many lakeshores and riverfronts. Therefore, lakeshore property is probably the most expensive portion of home or seasonal home ownership. Lakeshore property also provides a major source of revenue through property taxes.

The lakes, steams, forests, wildlife, and recreational opportunities attract people to this area. But as more and more people acquire property in the Town of Barnes, concerns have been raised over the rate of development and the effects it may be having on the lakes, natural resources, and the aesthetics of the Town of Barnes.

There are several benefits to the Town of Barnes that can be identified through the Housing Element.

- ✓ Deficiencies in housing options can be addressed.
- ✓ More control can be exercised over future housing developments.
- ✓ Citizens will have a better understanding of the local housing situation.
- ✓ Property owners will become more aware of ordinances pertaining to housing

Age Characteristics

Almost half of the housing units in the Town of Barnes were constructed between 1960 and 1979 (46.0%). This may have been due to large amount of vacation homes being built during this period. Only 85 structures were built in the next ten years. Since 1990, a steady increase in construction has occurred with 128 structures being built between 1999 and March of 2000 alone (see *Table 3-1*).

Some of these structures, started as seasonal homes, are being turned into year-round homes.

Table 3-2 shows the number of additional units added to the Town each year beginning in the year 2000. This information is compiled by the Town and sent to

the Wisconsin Department of Administration each year and includes single family, two-family, three or more family, and mobile homes.

Table 3-1 Year All Housing Units Constructed – Town of Barnes

| Year Built | Homes | Percent of Total |
|--------------------|-------|------------------|
| 1999 to March 2000 | 128 | 9.5% |
| 1995 to 1999 | 165 | 12.2% |
| 1990 to 1994 | 107 | 7.9% |
| 1980 to 1989 | 85 | 6.3% |
| 1970 to 1979 | 286 | 21.1% |
| 1960 to 1969 | 337 | 24.9% |
| 1940 to 1959 | 166 | 12.3% |
| 1939 or earlier | 79 | 5.8% |
| Total | 1,353 | 100.0% |

Source: US Census Bureau 2000

Table 3-2 Residential Units Added – Town of Barnes

| Year | Residential Units |
|------|-------------------|
| 2000 | 34 |
| 2001 | 17 |
| 2002 | 34 |
| 2003 | 30 |
| 2004 | 39 |
| 2005 | 35 |

Source: Town of Barnes Housing Survey, Wisconsin Dept. of Administration

Structural Characteristics

The structural characteristics of housing in the Town of Barnes are difficult to assess. The age of structures cannot be used alone since this does not reflect whether a property has been abandoned, remodeled, or is still in its original state. To do an accurate needs-assessment of local housing conditions, a survey, visual inspection, or at minimum, comparison of age and assessed value would have to be done.

Table 3-3 shows 88.2% of all housing units in the Town of Barnes are comprised of 1 Unit-Detached (single family homes with four sides exposed to the outside) and mobile homes (9.5%)

Table 3-3 All Housing Units - Units in Structure – Town of Barnes

| | 2000 | Percent of Total |
|-----------------------|-------|------------------|
| Total Housing Units | 1,353 | 100.0% |
| 1 Unit, detached | 1,194 | 88.2% |
| 1 Unit, attached | 14 | 1.0% |
| 2 Units | 0 | 0.0% |
| 3 or 4 Units | 6 | 0.4% |
| 5 to 9 Units | 0 | 0.0% |
| 10 to 19 Units | 0 | 0.0% |
| 20 or more Units | 0 | 0.0% |
| Mobile Home | 128 | 9.5% |
| Boat, RV, Van, etc... | 11 | 0.8% |

Source: US Census Bureau 2000

Bottled, tank, or LP Gas is the main source of heating fuel for these structures. The next most common source is wood followed by fuel oil (see Table 3-4).

Table 3-4 Year Round Housing - House Heating Fuel – Town of Barnes

| Fuel Type | Number | Percent |
|--------------------------|--------|---------|
| Utility Gas | 0 | 0.0% |
| Bottled, Tank, or LP Gas | 232 | 84.7% |
| Electricity | 4 | 1.5% |
| Fuel Oil, Kerosene, Etc. | 12 | 4.4% |
| Coal or Coke | 2 | 0.0% |
| Wood | 26 | 9.5% |
| Solar Energy | 0 | 0.0% |
| Other Fuel | 0 | 0.0% |
| No Fuel | 0 | 0.0% |

Source: US Census Bureau 2000

Over 60% of structures have two bedrooms or less (see Table 3-5). This would indicate that most structures are smaller in size and were likely constructed as vacation homes/cabins.

Table 3-5 Bedrooms - All Housing Units – Town of Barnes

| Bedrooms | Number | Percent of Total |
|--------------------|--------|------------------|
| No Bedroom | 46 | 3.4% |
| 1 Bedroom | 157 | 11.6% |
| 2 Bedroom | 659 | 48.7% |
| 3 Bedroom | 343 | 25.4% |
| 4 Bedroom | 109 | 8.1% |
| 5 or more Bedrooms | 39 | 2.9% |

Source: US Census Bureau 2000

U.S. Census Data also reveals that 10.8% of structures lack complete plumbing facilities and 10.1% lack complete kitchen facilities.

Home Values

Home values have jumped 110.7% between 1990 and 2000. Reasons for this may be the natural appreciation of home values, demand for lakeshore property, and/or structures being remodeled or added on to (see Table 3-6).

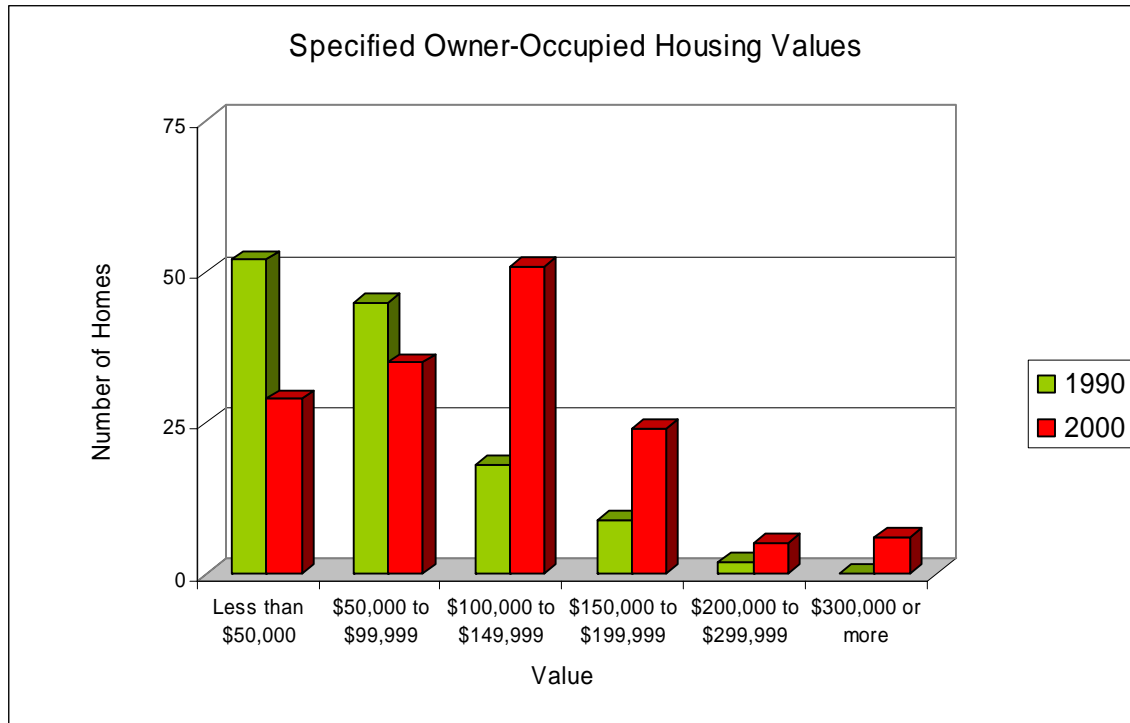
Table 3-6 Median Owner-Occupied Housing Value – Town of Barnes

| | 1990 | 2000 | % Change |
|-------------------------------------|----------|-----------|----------|
| Median Owner-Occupied Housing Value | \$52,500 | \$110,600 | +110.7% |

Source: US Census Bureau 1990, 2000

Figure 3-1 and Table 3-7 shows the biggest change in home values between 1990 and 2000 has been the large increase in homes valued between \$100,000 and \$199,999. In 1990, there were no homes valued at over \$300,000. By 2000, the Town of Barnes had six homes valued at that amount or higher. Currently, more homes are being constructed in that value range.

Figure 3-1 Specified Owner-Occupied Home Values – Town of Barnes



Source: US Census Bureau 1990, 2000

Table 3-7 Specified Owner-Occupied Housing Value – Town of Barnes

| Value | 1990 | 2000 | Number and % Increase/Decrease |
|------------------------|------|------|--------------------------------|
| Less than \$50,000 | 52 | 29 | -23 (-44.2%) |
| \$50,000 to \$99,999 | 45 | 35 | -10 (-22.2%) |
| \$100,000 to \$149,999 | 18 | 51 | +33 (+183.3%) |
| \$150,000 to \$199,999 | 9 | 24 | +15 (+166.7%) |
| \$200,000 to \$299,999 | 2 | 5 | +3 (+150.0%) |
| \$300,000 or more | 0 | 6 | +6 (+%) |

Source: US Census Bureau 1990, 2000

Occupancy Characteristics

All housing units are classified as either owner-occupied or renter-occupied. A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied housing units, which are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.

The Town's owner-occupied housing rate has been steady since 1990 averaging 89.4%. In comparison, the State of Wisconsin has an owner-occupied housing rate of 68.4% as of 2000 (see Table 3-8).

Table 3-8 Occupied vs. Renter Housing Percentages – Town of Barnes

| Year | 1990 | % of Total | 2000 | % of Total | Number and % Change |
|-------------------------------|------|------------|------|------------|---------------------|
| Owner-Occupied Housing Units | 197 | 89.5% | 248 | 89.2% | +51 (+25.9%) |
| Renter-Occupied Housing Units | 32 | 10.5% | 30 | 10.8% | -2 (-6.3%) |
| Total | 220 | 100.0% | 278 | 100.0% | - |

Source: 1990 and 2000 U.S. Census

Table 3-9 shows the Town of Barnes has a high amount of vacant housing units (81.3% in 2000). Of these, 96.0% were seasonal, recreational, or occasional use units. This results in a large rise in population during the summer months.

Table 3-9 Occupied Housing Units – Town of Barnes

| Year | 1980 | % of Total | 1990 | % of Total | 2000 | % of Total |
|------------------------|-------|------------|-------|------------|-------|------------|
| Total Housing Units | 997 | 100.0% | 1,313 | 100.0% | 1,486 | 100.0% |
| Occupied Housing Units | 209 | 21.0% | 220 | 16.8% | 278 | 18.7% |
| Vacant Housing Units * | 788** | 79.0% | 1,093 | 83.2% | 1,208 | 81.3% |

Source: 1990 and 2000 U.S. Census, Bayfield County Land Use Plan

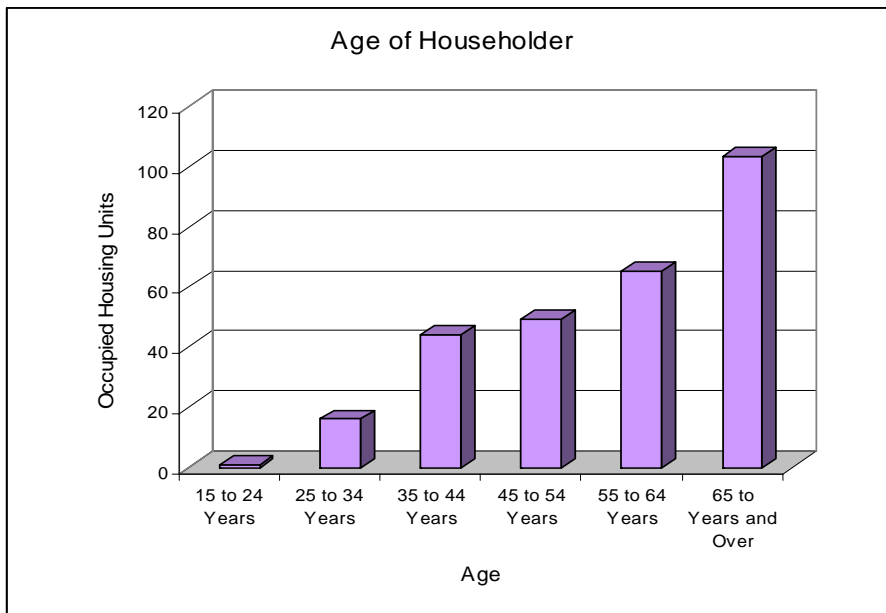
*Vacant Housing Units are seasonal, recreational, occasional use, or vacant.

**Number represents 1980 Year-Around Housing Units subtracted from Total Housing Units.

Age of Householder

Figure 3-2 confirms what our population pyramid revealed in the Issues & Opportunities Element. The Town of Barnes is becoming “older” in the sense that a large number of year-round residents are retirement age and may be turning their seasonal homes into year-round residences. The Town’s aging population may result in a demand for condominiums, assisted living units, and/or smaller homes.

Figure 3-2 Age of Householder – Town of Barnes



Source: 2000 U.S. Census

Housing Affordability Analysis

In the Town of Barnes Community Survey, property owners and renters were asked for their opinion concerning affordable housing. Over 57% of the survey responses indicated they were not sure if there was enough affordable housing in the Town of Barnes. Over half of the responses indicated that affordable housing meant homes under \$100,000 in value, while almost 32% indicated that affordable housing meant homes between \$100,000 and \$149,999 in value.

Is there enough affordable housing in the Town of Barnes?

- | | |
|-------------|--------------|
| 1. Yes | 23.2% |
| 2. No | 16.9% |
| 3. Not sure | 57.3% |

What does the term "affordable housing" mean to you?

- | | |
|---|--------------|
| 1. Homes under \$100,000 | 54.1% |
| 2. Homes between \$100,000 - \$149,999. | 31.9% |
| 3. Homes between \$150,000 - \$174,999. | 4.9% |
| 4. Homes between \$175,000 - \$199,999. | 2.0% |
| 5. Homes between \$200,000 - \$249,999. | 0.7% |

According to the U.S. Department of Housing and Urban Development (HUD), the vacancy rate is important in determining whether there is adequate housing supply to meet demand. An overall vacancy rate of 3.0% (1.5% owner-occupied and 5.0% renter-occupied) is considered best.

The homeowner and rental vacancy rates for 1990 and 2000 fall within the HUD guidelines except for the homeowner vacancy rate in 2000 that was just below the recommended percentage of 1.5% (see Table 3-10). The rental vacancy rate of 43.9% in 1990 may be misleading due to the fact that there were only 32 rental units in the Town of Barnes that year and it is conceivable that 14 of them were not rented out at the time of the census or that several units were completed but empty as the census was taken.

Table 3-10 Housing and Rental Vacancy Rate – Town of Barnes

| | 1990 | 2000 |
|------------------------|-------|------|
| Homeowner Vacancy Rate | 2.5% | 1.2% |
| Rental Vacancy Rate | 43.9% | 6.3% |

Source: US Census Bureau 1990, 2000

Many government agencies define excessive housing costs as that which exceed 30% of household income. According to the U.S. Census Bureau, selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. This can be used to measure housing affordability and shelter costs.

In the Town of Barnes, a majority of households (78.0%) are paying less than 30% of income to cover owner costs (see Table 3-11).

Table 3-11 Selected Monthly Owner Costs as a Percentage of Household Income in 1999 - Town of Barnes

| | Number | Percent |
|---------------|--------|---------|
| Less than 15% | 62 | 41.3% |
| 15 to 19% | 25 | 16.7% |
| 20 to 24% | 19 | 12.7% |
| 25 to 29% | 11 | 7.3% |
| 30 to 34% | 10 | 6.7% |
| 35% or more | 21 | 14.0% |
| Not Computed | 2 | 1.3% |

Source: US Census Bureau 2000

Table 3-12 reveals gross rent in relation to household income. Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels if these are paid for by the renter (or paid for the renter by someone else). Approximately one-third of renters (32.3%) are paying more than 30% of their household income towards renting costs.

Table 3-12 Gross Rent as a Percentage of Household Income in 1999 – Town of Barnes

| | Number | Percent |
|---------------|--------|---------|
| Less than 15% | 2 | 6.5% |
| 15 to 19% | 5 | 16.1% |
| 20 to 24% | 2 | 6.5% |
| 25 to 29% | 0 | 0.0% |
| 30 to 34% | 0 | 0.0% |
| 35% or more | 10 | 32.3% |
| Not Computed | 12 | 38.7% |

Source: US Census Bureau 2000

In 2000, the median family income in the Town of Barnes was \$32,500 compared to \$39,774 in Bayfield County and \$52,911 for the State of Wisconsin. In the Town of Barnes, housing and related expenses totaling \$9,750 or less would be considered affordable for anyone earning the median income.

Housing Assistance Programs and Agencies

There are several State and Federal programs and agencies that assist first time homebuyers, disabled and elderly residents, and Low-Moderate Income citizens meet rental/home ownership needs. Listed below are several that can be used as a starting point when a resident needs assistance.

HUD

The U.S. Department of Housing and Urban Development provides subsidized housing through low-income public housing and the Section 8 Program. Under the Section 8 Program, rental subsidies are given to low-income households, including households renting private apartments. HUD is also responsible for providing funds to communities through various grant programs.

Rural Development –United States Department of Agriculture

Provides housing opportunities for individuals living in predominantly rural areas (population <10,000). The Rural Development Program provides support for rental housing, mortgage loans for homebuyers, and support for cooperative housing development.

Wisconsin Housing and Economic Development Authority (WHEDA)

This agency finances housing development through the sale of bonds. WHEDA provides mortgage financing to first-time homebuyers, and financing for multi-family housing.

Bayfield County Housing Authority

The Bayfield County Housing Authority (BCHA) maintains and manages apartment buildings and homes. They also have a voucher rental assistance program to provide assistance for people renting in the private sector. Currently, the BCHA does not own any properties in the Town of Barnes.

Bayfield County

Bayfield County was awarded a Community Development Block Grant (CDBG) to be used to assist low- and moderate-income families with home improvements.

Town of Barnes Soils

Soil types play an important role when planning for the future of a community. The location and types of soils assists in the evaluation of a community's potential for accommodating growth, development, and impact on natural resources. Limitations in soil capacity for drainage, strength, compaction, and attenuation capability can pose potentially costly problems to remediate. Soils may be unsuitable for specific land uses due to the presence of rock, depth to bedrock, saturation or shrink-swell potential. Some of the soil limitations can be overcome through engineering and site planning practices, but this can be very costly or impractical. Identification of soil types, capabilities, and limitations will

allow growth and development to be allocated to the most suitable areas in order to prevent soil limitations from becoming a problem early

Soil classifications and their properties within the Town of Barnes were determined using the Bayfield County Soil Survey. The soil survey was recently updated in 2005 by the United States Department of Agriculture (USDA) – National Resources Conservation Service (NRCS).

Each individual soil type has specific characteristics and limitations based on the chemical and structural composition of the soil. Soils are assigned ratings for specific common uses, such as dwellings with basements, septic tank absorption fields, and construction of local roads and streets. Soil types are also classified on their ability to support agricultural crops, recreational uses, and suitability for wildlife habitat.

Restrictive properties of particular soils are conveyed through soil ratings of *slight*, *moderate*, and *severe*. Restrictive features identify the soil property that creates the limitation for the specified use. The extent to which the restriction will limit a soils use will depend on the severity of the limiting factor and/or cost incurred to correct the limitation.

A rating of *slight* indicates: the soil properties are generally favorable for the specified use. The limitations are generally minor and may be easily overcome. Soils that exhibit slight limitations can be developed for almost any urban use with few, if any, difficulties.

A rating of *moderate* indicates: some properties of the soil are generally unfavorable for the specified use. These properties may be overcome or modified by special planning or site design. A soil may be classified as having a moderate limitation for a variety of reasons, including excessive slope (8-15%), depth to bedrock, and shrink-swell qualities that may cause uneven settling.

A rating of *severe* indicates: soil properties are unfavorable for a specified use and present difficulties to overcome. Such soils require major soil reclamation, special designs, or intensive maintenance. Reasons for a soil being assessed a severe limitation include: flooding, excessive slope (<15%), shrink-swell potential, low soil strength, and a seasonal high water table. Soils with severe limitations should generally be regarded as unsuitable for urban uses and alternative sites should be examined.

The 2005 USDA-NRCS Bayfield County Soil Survey is for planning purposes only and does not replace an actual onsite study.

Septic Tank Absorption Fields

Septic tank absorption fields are subsurface systems of tile or perforated pipe, which distribute effluent from a septic tank into the soil. Soil properties are evaluated for both construction of the system and the absorption of effluent.

Most of the soils in the Town of Barnes are considered very limited for septic systems. This is due to the high permeability of the sandy soils in the northern area and the low permeability of the bedrock/glacial till below the soils in the southern area of the Town (*see Map 3-1*).

Construction of Dwellings with Basements

Soils are rated for the construction of dwellings fewer than three stories in height, which are supported by footings placed in undisturbed soil. Factors, such as soil capacity to support load, resistance to settling, and ease of excavation, are examined to assess soil suitability.

In the Town of Barnes, a large portion of the southern half of the Town is considered very limited for dwellings with basements. This is due to the shallow bedrock and glacial till in the area (*see Map 3-2*).

Susceptibility to Contamination

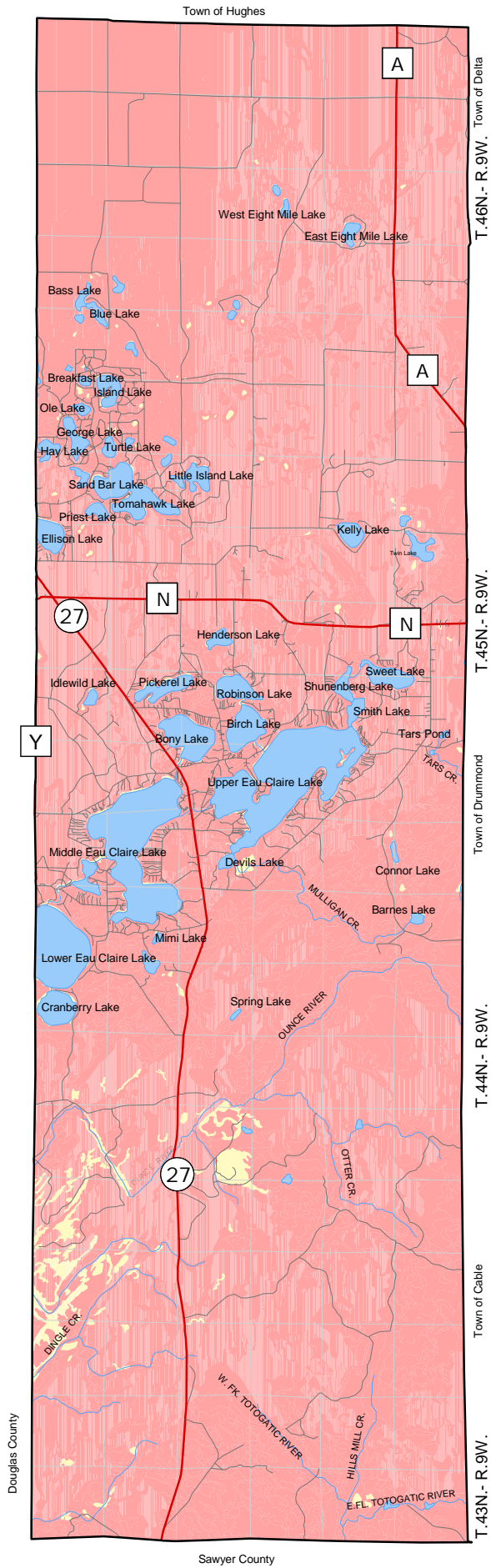
The Bayfield County Land Use Plan shows the groundwater in the Town of Barnes as having a high or high-medium risk for contamination. This is because the sandy soils (high contamination risk) are highly permeable and contaminants can pass through them quickly to the groundwater. Soils in the high-medium contamination risk area are shallow and on top of bedrock and highly compacted glacial till (*see Map 2-1 in Chapter 2*). Contaminants in these areas flow along the bedrock/glacial till until they are deposited in a wetland, lake, or river.

Home Locations

Map 3-3 shows the location of homes/cabins/mobile homes in the Town of Barnes. Home densities are highest near the lakes and then decrease the further you are away. The Town of Barnes Community Survey shows that 64.3% of those completing the survey own waterfront property.

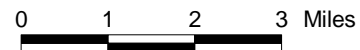
SOIL LIMITATION SEPTIC SYSTEMS

TOWN OF BARNES
Bayfield County, Wisconsin
Map 3-1



LEGEND

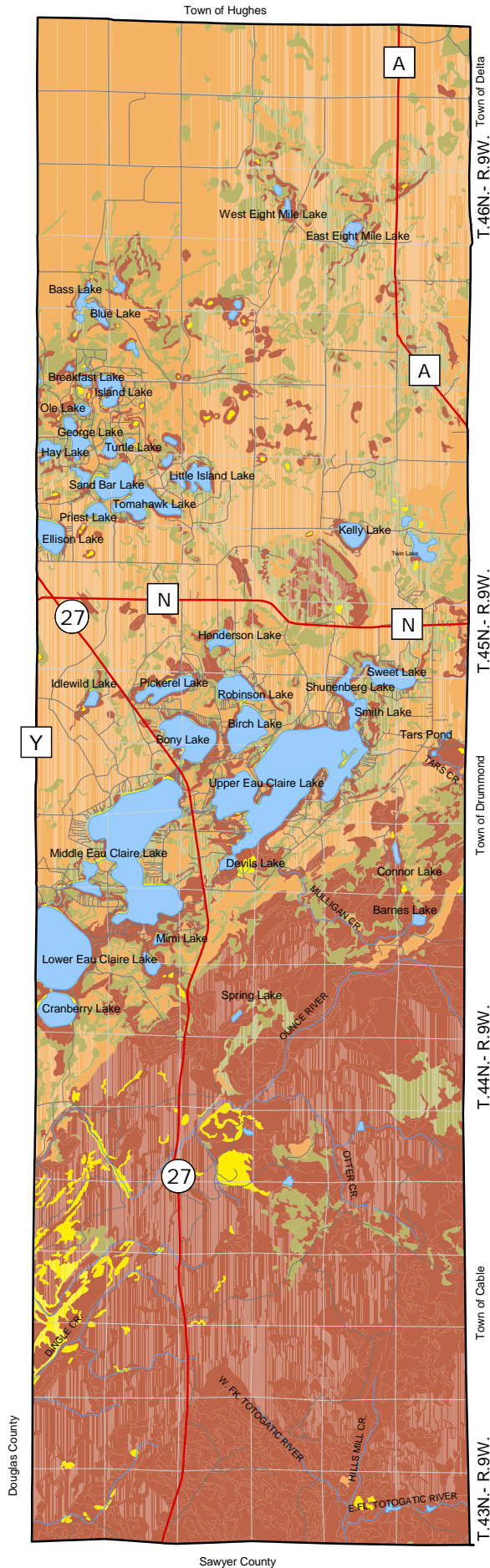
- Town Limits
- ROADS**
- Town Roads
- County/State Roads
- Streams
- Section Lines
- Lakes
- LIMITATIONS**
- Not Rated
- Very Limited



SOIL LIMITATIONS DWELLINGS WITH BASEMENTS

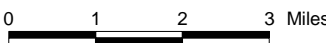
TOWN OF BARNES
Bayfield County, Wisconsin

Map 3-2



LEGEND

- Town Limits
- ROADS**
- Town Roads
- County/State Roads
- Streams
- Section Lines
- Lakes
- LIMITATIONS**
- Not Limited
- Not Rated
- Somewhat Limited
- Very Limited

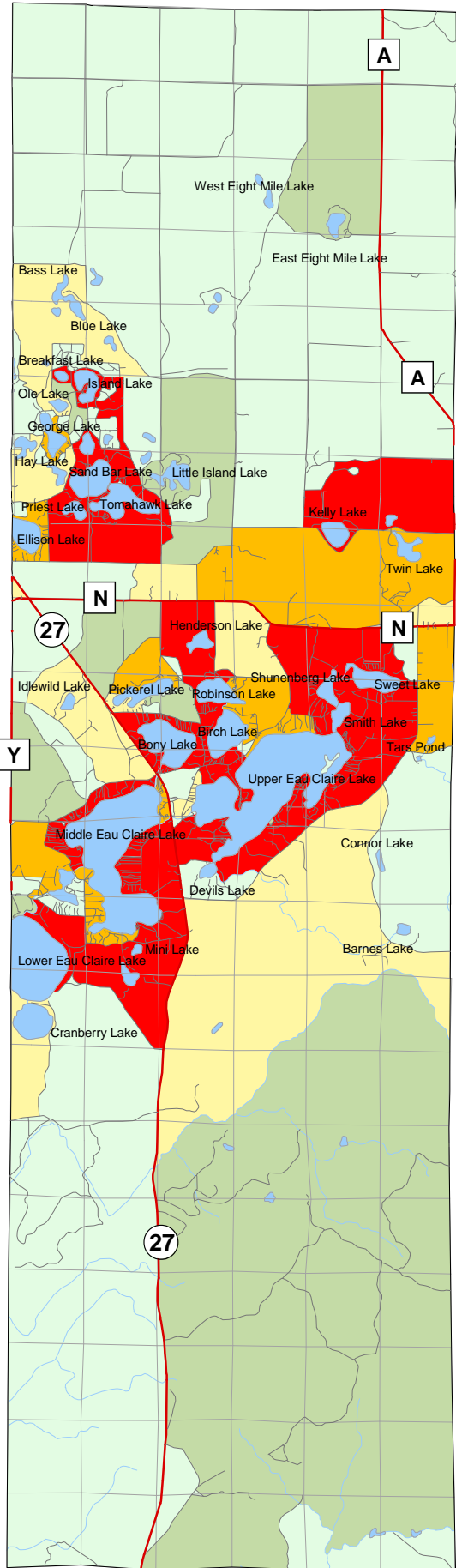


Source: USDA-NRCS 2005 Bayfield County Soil Survey



HOMES PER CENSUS BLOCK

TOWN OF BARNES
Bayfield County, Wisconsin
Map 3-3



LEGEND

- Town Roads
- State/County Roads
- Town Limits
- Sections
- Lakes
- Rivers/Streams

Homes Per Census Block

- 0 - 5
- 6 - 10
- 11 - 20
- 21 - 40
- 41 and over



Future Housing Units Needed

Table 3-13 and 3-14 show the numbers of seasonal and year-round occupied housing units needed. The seasonal housing unit needs figures were calculated by Northwest Regional Planning Commission for the Bayfield County Land Use Plan. Most of these needs will probably be met through new construction while the remainder may come from people selling existing housing. It is likely that there will be continued pressure to build on or near the lakes and rivers in the Town of Barnes. This will increase the density and potential for a negative environmental impact to the lakes.

Table 3-13 Seasonal Housing Unit Needs – Town of Barnes

| Year | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
|---------------------------------|-------|-------|-------|-------|-------|-------|-------|
| Seasonal Housing Units | 1,160 | 1,279 | 1,372 | 1,465 | 1,558 | 1,651 | 1,744 |
| Additional Housing Units Needed | - | 119 | 93 | 93 | 93 | 93 | 93 |

Source: Seasonal housing projections from Bayfield County Land Use Plan / Northwest Regional Planning Commission

1. Seasonal Housing Units include seasonal, recreational, and occasional use housing units
2. Based on the average household size of owner-occupied housing units in Table 5-4 (2.13 for 1990).
3. 2025 and 2030 were determined by extending the 93 units a year additional housing units needed.

The occupied housing units needed are based on the Town's population projection. The projected population was divided by the projected average persons per household to arrive at the number of households and additional housing units needed. It is likely that many of these units will result from existing seasonal homes being turned into year-round units.

Table 3-14 Occupied Housing Unit Needs – Town of Barnes

| Year | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
|---------------------------------|------|------|------|------|------|------|-------|
| Population | 610 | 670 | 732 | 801 | 872 | 940 | 1,020 |
| Households | 278 | 306 | 334 | 366 | 398 | 429 | 465 |
| Persons Per Household | 2.19 | 2.19 | 2.19 | 2.19 | 2.19 | 2.19 | 2.19 |
| Additional Housing Units Needed | - | 28 | 28 | 32 | 32 | 31 | 36 |

Source: 2000 U.S. Census, Cedar Corporation

Future Housing Supply

The Town of Barnes Community Survey asked property owners and renters to evaluate the local housing supply. The five highest rated responses are highlighted in each column (see Table 3-15).

Table 3-15 Housing Supply – Town of Barnes

| | We need a lot more. | We need a little more. | We don't need any more. | No opinion. |
|----------------------------|----------------------------|-------------------------------|--------------------------------|--------------------|
| 1. Single Family Homes | 7.1% | 35.2% | 19.2% | 29.1% |
| 2. Second/Vacation Homes | 3.5% | 27.4% | 37.1% | 23.2% |
| 3. Mobile Homes | 0.7% | 5.6% | 66.1% | 19.6% |
| 4. Higher Priced Homes | 4.1% | 18.3% | 45.2% | 23.4% |
| 5. Rental Housing | 3.3% | 23.2% | 40.4% | 24.8% |
| 6. Condominiums | 2.2% | 13.5% | 52.9% | 23.3% |
| 7. Elderly/Assisted Living | 10.7% | 40.2% | 15.9% | 25.3% |
| 8. Low Income Housing | 4.4% | 23.5% | 40.0% | 8.0% |

Source: Town of Barnes Community Survey

In the first column, (*We need a lot more.*), the desire for elderly/assisted living is likely due to the aging population that would wish to remain in the Town of Barnes during the later years of their lives but not have the care and maintenance of a home. Single family homes are always desired because of the sense of community and security they impart. The need for low income housing may be due to lower wages in the area and people on fixed incomes.

In the second column, (*We need a little more.*), the results closely mimic the previous responses, strengthening their sentiment.

In the third column, (*We don't need any more.*), mobile homes are likely at the top of the list because of the negative connotations many people associated with them such as being low income housing and of a lesser quality. The high percentage of people not wanting any more condominiums may be attributed to their density and affect on the lakeshores due to their visibility or increased boating on the lakes.

Housing and the Natural Environment

The construction of new housing, out buildings, or adding an addition to an existing structure can have negative effects on the surrounding lakes and natural resources. People may clear their land of trees in order to make construction more efficient and exposed earth left alone can result in erosion and sediment deposits into area lakes. After construction is completed, the type of ground cover planted will also be important. Grass is aesthetically pleasing but offers little resistance to runoff into the lakes and rivers. Native shoreland vegetation and tree cover offer natural protection to erosion and sediment runoff to protect the lakes, rivers, and natural resources in the Town of Barnes.

Yard lights are also a concern. Though lights do not have a direct impact on the natural environment, they do affect the way residents and vacationers enjoy the area. In the Town of Barnes Community Survey, 95.6% of respondents stated that they would like the Town of Barnes to retain its northwoods character. To most, bright yard lights would not be associated with northwoods character.

The Bayfield County Zoning Department has ordinances that are in place to protect the lakes, rivers, and natural resources of the County as well as protect its northwoods character. The Bayfield County Zoning Administration publishes an excellent guide titled *“A Property Owner’s Guide For Protecting & Managing Shorelands in Bayfield County”*. The guide offers a condensed version of the zoning codes pertaining to zoning and lot dimensional requirements as well as drawings that provide clear examples. The information provided below is taken from this guide as well as the Bayfield County Zoning Code.

Bayfield County Lake Classifications

Bayfield County Zoning classifies lakes in order to address their development density and improve lake quality (see *Table 3-16*). Listed below are the three lake classifications and shoreland lot requirements (see *Map 3-4*). This information can be located in Sec. 13-1-32 of the Bayfield County Zoning Code.

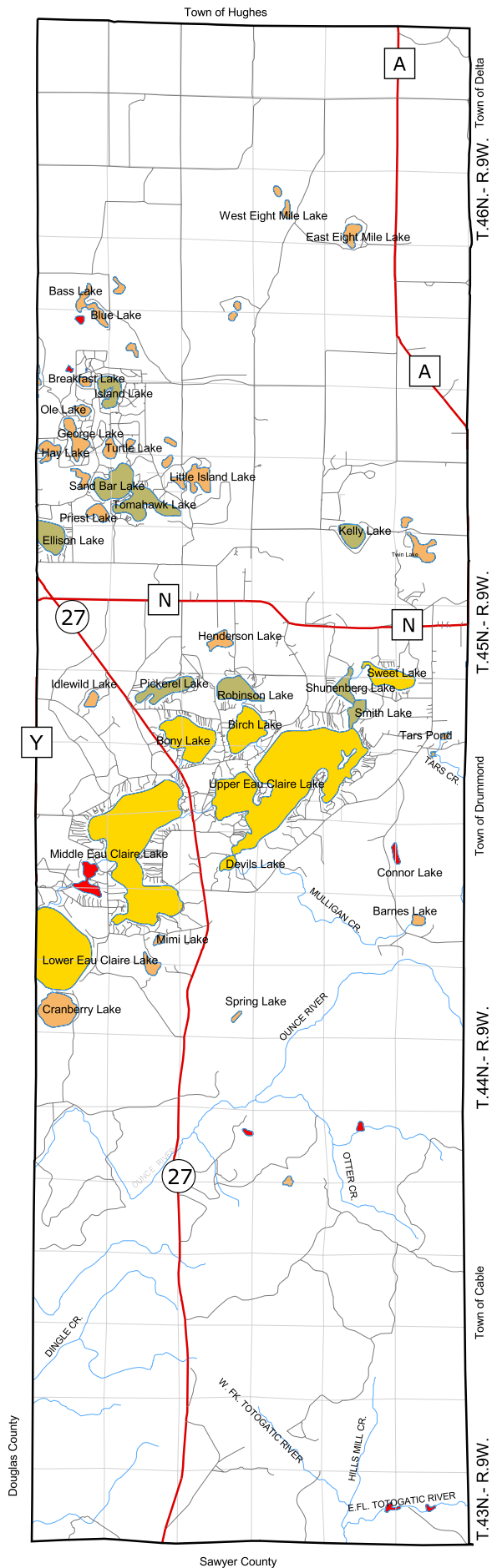
Class 1 (Most Developed Lakes). Objectives: Preserve and enhance water quality to provide conditions for recreational use and aesthetics; retain existing natural shorelines and encourage restoration; acknowledge a mix of natural and developed shorelines; protect or restore a self-sustaining local ecosystem capable of supporting diverse native flora and fauna; promote peace and quiet; balance public and riparian interests in recreational uses.

Class 2 (Moderately Sensitive Lakes and Moderately Developed). Objectives: Preserve and enhance water quality to provide conditions for recreational use and aesthetics; balance the current level of development with the sensitivity of these lakes to maintain and protect water quality; maintain and restore natural shoreline aesthetics and encourage restoration; identify and protect current natural and undeveloped areas; promote peace and quiet; protect or restore a self-sustaining local ecosystem capable of supporting diverse native flora and fauna; balance public and riparian interests in recreational uses.

Class 3 (Most Sensitive Developed and Undeveloped Lakes). Objectives: Maintain and protect water quality; protect or restore the natural/wild appearance of shorelines and lands visible from the water; promote a quiet and peaceful experience; protect or restore a self-sustaining local ecosystem capable of supporting diverse native flora and fauna; discourage commercial use

LAKE CLASSIFICATIONS

TOWN OF BARNES
 Bayfield County, Wisconsin
 Map 3-4



LEGEND

Town Limits
ROADS
 Town Roads
 County/State Roads
 Streams
 Section Lines
LAKE CLASSIFICATIONS
 Unknown
 1
 2
 3
 Lakes

* Rivers connecting Class 1 lakes are considered Class 1.

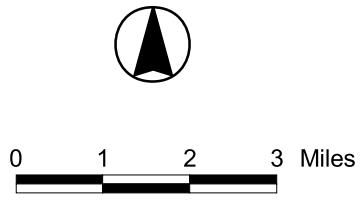


Table 3-16 Bayfield County Inland Lake Lot Requirements.

| Lake Class | Class 1 | Class 2 | Class 3 |
|--------------------------------------|------------------------|------------------------|--------------------|
| Lot Size | 30,000 sq. ft. | 60,000 sq. ft. | 120,000 sq. ft. |
| Shoreline Frontage | 150 ft. | 200 ft. | 300 ft. |
| Lot Depth | 200 ft. | 300 ft. | 400 ft. |
| Shoreline Setback | 75 ft. | 75 ft. | 100 ft. |
| Shoreline Vegetation Protection Area | 50 ft. | 50 ft. | 75 ft. |
| Side Yard Setback | 10' min/ 40' min total | 20' min/ 50' min total | 30' min/ 60' total |

Source: Bayfield County Zoning Code

Zoning Districts

Bayfield County divides the unincorporated areas into districts. They can be found under Sec. 13-1-61 of the Bayfield County Zoning Code. The zoning districts and lot requirements are as follows (see *Table 3-17*).

(a) **R-1 Residential-1.** This district provides for permanent residential developments in unsewered neighborhood environments capable of being served with required services and utilities while, at the same time, being protected from traffic hazards and the intrusion of incompatible land uses.

(b) **Principal Building.** A special land use permit shall be required for more than one (1) principal building on a parcel of land, unless that parcel could be divided under the terms of the Bayfield County Subdivision Control Ordinance.

(c) **Home-Based Businesses.** Home-based businesses shall require a special use permit and shall occupy not more than twenty-five percent (25%) of the residential floor space or seventy-five percent (75%) of the floor space of an accessory structure and shall not employ more than one (1) nonresident employee.

(d) **R-2 Residential-2.** This district is to require large lot residential development as a means of preserving the space characteristics of country living.

(e) **R-3 Residential-3.** This district is to provide medium size lots for residential development as a means of preserving estate living.

(f) **R-4 Residential-4.**

(1) This district provides for permanent residential developments in neighborhood environments with water and/or sewer as well as other services and utilities. Such developments should be protected from traffic hazards and the intrusion of incompatible land uses.

(2) Upon the installation of public sewer and/or water supply facilities in an existing unincorporated village, the area may be rezoned to the Residential-4 District.

(3) The Residential-4 District is not intended for and shall not be applied to areas outside existing unincorporated villages.

(g) **R-RB Residential-Recreational Business.** This district is intended to provide for permanent or seasonal residential development and associated recreational value.

(h) **F-1 Forestry-1.** This district is to provide continuation for forestry programs and to permit compatible recreational development. Proposed residences in this district shall require Town Board recommendation within 45 days from being notified.

(i) **F-2 Forestry-2.** This district is to provide for large contiguous tracts that may be used primarily for forestry programs.

(j) **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. Proposed residences in this district shall require Town Board recommendation within 45 days from being notified.

(k) **A-2 Agricultural-2.** This district is to provide for large contiguous tracts that may remain in general agricultural use.

(l) **C Commercial.** This district is intended to provide for the orderly and attractive grouping, at convenient locations, of retail stores, shops, offices, and establishments serving the daily needs of the area.

(m) **I Industrial.** This district is intended to provide for any manufacturing or industrial operation, which on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the County as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance, or other similar factors, and subject to such regulatory controls as will reasonably insure compatibility in this respect. Any use determined to be objectionable by the Zoning Administrator or the Zoning Committee on the basis of the aforementioned grounds shall be denied, subject to appeal under Section 13-1-102.

(n) **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.

(p) **S-W Shoreland-Wetland.** 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 this Code of Ordinances. This district, delineated on the final Wisconsin Wetlands Inventory Maps for Bayfield County shall supersede all zoning districts previously mapped prior to the adoption of Title 13, Chapter 3.

Table 3-17 Bayfield County Zoning District Dimensional Requirements

| Zoning District | Minimum Area | Minimum Frontage | Minimum Average Width | Minimum Side and Rear Yards | |
|-----------------|----------------|------------------|-----------------------|-----------------------------|--------------------|
| | | | | Principal Building | Accessory Building |
| R-RB, R-1 | 30,000 sq. ft. | 150' | 150' | 10' | 10' |
| F-1, R-2, A-1 | 4.5 acres | 300' | 300' | 75' | 30' |
| R-3 | 2.0 acres | 200' | 200' | 20' | 20' |
| F-2, A-2 | 35.0 acres | 1,200' | 1,200' | 75' | 30' |
| I,C | 20,000 sq. ft. | 100' | 100' | 5' | 5' |
| R-4 | 20,000 sq. ft. | | | | |
| (a) sewer/water | 10,000 sq. ft. | 75' | 75' | 10' | 10' |
| (b) sewer only | 15,000 sq. ft. | 75' | 75' | 10' | 10' |
| (c) water only | 20,000 sq. ft. | 100' | 100' | 10' | 10' |

Source: Bayfield County Zoning Code

River and Stream Lot Dimensional Requirements

Lots adjoining or including rivers or streams shall meet the following minimum requirements (see Table 3-18):

Table 3-18 Bayfield County River and Stream Lot Dimensional Requirements

| | Minimum Requirement |
|--------------------------------------|---------------------|
| Lot Size | 120,000 sq. ft. |
| Lot Width | 300' |
| Shoreline Setback | 100' |
| Lot Depth | 400' |
| Side Yard Setback | 30' / 60' total |
| Shoreline Vegetation Protection Area | 75' |
| View Corridor | 30' |

Source: Bayfield County Zoning Code

Shoreland Lighting

Shoreland lots within 300 feet of the ordinary high water mark must meet the below requirements:

- ✓ Lighting cannot shine up into the sky, onto neighboring property, or onto navigable waters.
- ✓ When used for security purposes or to illuminate walkways, parking lots, equipment yards, roads, full shielded cut-off style light fixtures shall be used.
- ✓ Illuminated signs for commercial purposes visible from navigable waterways shall be turned off between 11:00 p.m. and sunrise unless the business is open to the public.
- ✓ Flashing, rotating, or moving lights are prohibited.

Shoreland Vegetative Protection Areas

It is prohibited to remove trees, shrubs, and ground cover and to disturb the land within shoreland buffer areas.

Conservation Subdivision/Cluster Development

The Town of Barnes Community Survey revealed that a majority of property owners and renters thought the Town of Barnes should adopt a policy or plan for future subdivision development (61.1% agreed or strongly agreed, 26.2% disagreed or strongly disagreed). A development concept that may be appropriate in the Town of Barnes is commonly called a conservation subdivision or cluster development.

A conservation subdivision allows a developer to create the same amount of lots on a piece of land that current zoning would permit. The lots would be required to be “clustered” together on smaller lot sizes. This allows for more green/open space and leaves more natural areas protected. It is common to allow more lots on a piece of land if the developer creates a conservation subdivision.

A conservation subdivision design can also be used as a buffer between higher density development and natural areas the Town may want to preserve.

Figure 3-3 shows a typical subdivision layout. All of the land is divided into individual lots using all of the space. There is no green/open space for residents to enjoy.

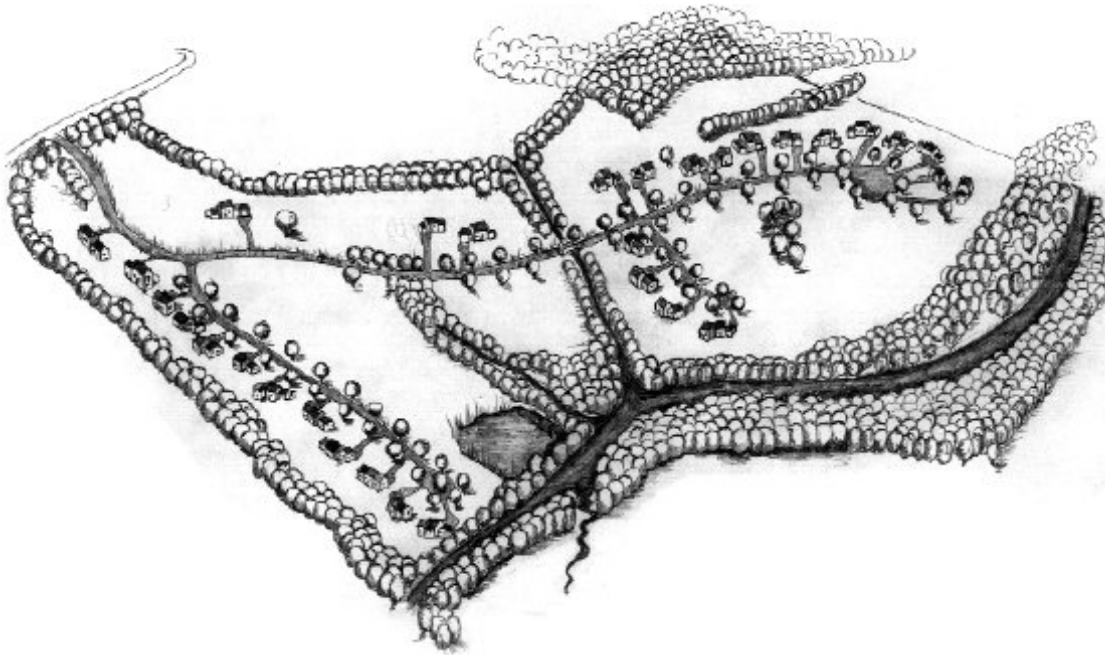
Figure 3-3 Typical Subdivision Layout



Source: University of Connecticut

Figure 3-4 depicts a conservation subdivision. As you can see, houses are on smaller lots and clustered together in groups. The remaining space is considered green/open space that can be used and enjoyed by all members in the subdivision. It can be left wild or residents could work together to create a walking/cross country skiing trail. Taxes on the green/open space would be divided equally between the owners of the lots.

Figure 3-4 Conservation Subdivision



Source: University of Connecticut

There are several advantages a conservation subdivision could bring to the Town of Barnes:

- ✓ Public services and utilities are less expensive to bring extend to a conservation subdivision
- ✓ Open spaces can enhance the quality of life for residents throughout the Town, not only to subdivision residents
- ✓ Development costs and impacts are reduced
- ✓ Common open space can be used as buffers to wetlands, lakes, and other subdivisions
- ✓ Water quality is protected by decreasing the amount of impervious surfaces
- ✓ Stormwater can be stored in open spaces
- ✓ Larger open spaces provide better food sources and shelter for wildlife
- ✓ Trail networks provide opportunities meet in a friendly, informal way

Property owners and renters were also asked if the Town of Barnes should develop design recommendations for new homes. Exactly 52.0% of the people returning surveys disagreed or strongly disagreed while 36.3% agreed or strongly agreed.

The Town of Barnes may want to develop a list of suggestions for landscaping and/or siding options and colors for homes to have them blend into the natural surroundings.

Housing Goals, Objectives, and Policies, Programs, and Actions

Goal 1: Encourage new housing/development in the Town of Barnes to blend in with the natural surroundings.

Objectives:

1. Retain the northwoods character of the Town of Barnes.
2. Preserve the natural aesthetics (woods, water, and wildlife) that people come to the Town of Barnes to enjoy.

Policies, Programs, and Actions:

1. Prepare an informational brochure listing ways residents can “hide” their homes in the woods and along the lakes.
2. Make informational brochures available on the Town’s website and at the Town Hall.
3. Have Bayfield County Zoning Office mail list of people requesting building permits to the Town of Barnes so Town can send informational brochure to applicants.
4. Post informational brochure on the Town of Barnes website.
5. Encourage applicants for conditional use permits to follow suggestions on brochure.
6. Create design standards for "developments" and general residential (buffers, etc).

Goal 2: Encourage subdivision cluster design.

Objectives:

1. Retain the natural aesthetics of the Town of Barnes (woods, water, and wildlife).
2. Preserve open space.
3. Encourage efficient use of land for future utilities and public services.

Policies, Programs, and Actions:

1. Create a Conservation Subdivision Ordinance with assistance from Bayfield County if needed.

Goal 3: Encourage home/property owners to engage in practices that do not have a negative impact on the Town of Barnes' natural resources.

Objectives:

1. Protect and improve the quality of the Town's lakes, rivers, and creeks.
2. Ensure groundwater quality.
3. Minimize clearing of land/shoreland to reduce erosion and runoff.
4. Encourage the use of non-phosphorus fertilizers
5. Promote shoreland buffers
6. Practice effective landscape practices.
7. Create a feeling of being in a neighborhood

Policies, Programs, and Actions:

1. Support Bayfield County Zoning Department's efforts to enforce existing ordinances (shoreland-wetland zoning, sanitary and private sewage code, shoreland lighting, etc....) that protect the Town of Barnes' natural resources and the quality of life for its residents and property owners.
2. Develop an informational brochure explaining related existing ordinances and actions residents/property owners can take to make a positive impact on the environment and the quality of life (*see Appendix D*).
3. Post informational brochure on the Town's website.
4. Make informational brochures available at the Town Hall.
5. Organize educational workshops for residents/property owners with the help of the UW-Extension, DNR, and Bayfield County. Workshops could be used to teach landowners how they can minimize their impact on the natural environment.
6. Review existing requirements and regulations on accessory buildings used for habitation.
7. Review existing lake classifications and recommend reclassifications as needed.

Goal 4: Encourage and support a variety of housing choices in the Town of Barnes.

Objectives:

1. Ensure that housing meets the physical and financial needs of residents.
2. Create affordable housing so permanent residents can afford to stay in the Town of Barnes.

Policies, Programs, and Actions:

1. Encourage different housing types when meeting with developers.

CHAPTER 4

ECONOMIC DEVELOPMENT

Introduction

Economic growth in the Town of Barnes can determine land use and future development patterns. The economies of neighboring communities and counties influence commuting patterns, job opportunities, and personal incomes of Town residents. Business and industry help diversify the Town's tax base and allows the tax burden to be spread more evenly among property owners. A strong local economic base provides an opportunity for residents to work and live in their community.

Local Economic Base

The economic base in the Town of Barnes reflects the large seasonal population that returns to the area every summer. In 2000, the Town of Barnes had a permanent population of 610. At the same time, the Town had 1,160 seasonal housing units. Area lakes and forests draw people who enjoy the outdoors and recreational opportunities the Town has to offer and have influenced the types of businesses in the Town.

Area businesses are typically resorts and service based. The Town of Barnes has a number of resorts, inns, campgrounds, restaurants, and bars. Employment opportunities in these businesses increase during the summer months. The Town also has several contractors, a bank, realty office, greenhouse/nursery, gas stations, convenience stores, beauty shop, and some smaller home based businesses.

Analysis of Local Workforce

Analyzing the local workforce in the Town of Barnes is useful in identifying available and future job opportunities to residents and helpful in determining if any job growth can be expected in the Town of Barnes.

Table 4-1 shows occupations of working Town residents. It does not indicate where these jobs are held. Not surprisingly, service occupations have the most workers followed closely by management/professional/related, and then sales/office occupations.

Table 4-1 Occupations of Town Residents

| Occupation | 2000 | % of Total |
|---|------|------------|
| Employed Civilian Population 16 Years and Over | 215 | 100.0% |
| Management, Professional, and Related | 53 | 24.7% |
| Service Occupations | 59 | 27.4% |
| Sales and Office Occupations | 42 | 19.5% |
| Farming, Fishing, and Forestry | 2 | 0.9% |
| Construction, Extraction, and Maintenance | 29 | 13.5% |
| Production, Transportation, and Material Moving | 30 | 14.0% |

Source: 1990 and 2000 US Census

Table 4-2 indicates over 95 percent of workers living in the Town of Barnes are employed in Wisconsin, but only 55.9% work in Bayfield County. This may be due to the close proximity to Hayward, Ashland, Minong, and Superior where more employment opportunities are found.

Table 4-2 Place of Work 16 Years and Over - State and County Level

| | Number | Percent |
|------------------------------------|--------|---------|
| Total | 195 | 100.0% |
| Worked in state of residence: | 186 | 95.4% |
| Worked in county of residence | 109 | 55.9% |
| Worked outside county of residence | 77 | 39.5% |
| Worked outside state of residence | 9 | 4.6% |

Source: 2000 U.S. Census

Like most rural communities, a majority of Town workers travel to their jobs by car, truck, or van. Over 10% stated they walk to work (see Table 4-3).

Table 4-3 Commuting to Work 16 Years and Older

| | Number | Percent |
|--------------------|--------|---------|
| Total | 195 | 100.0% |
| Car, truck, or van | 170 | 87.2% |
| Walked | 20 | 10.3% |
| Worked at home | 5 | 3.5% |

Source: 2000 U.S. Census

Table 4-4 indicates that over 50% of workers travel less than 30 minutes to work. A large percentage of workers travel over one hour to their jobs.

Table 4-4 Travel Time to Work Workers Who did not Work at Home

| Travel Time | Number | Percent |
|----------------------|--------|---------|
| | 190 | 100.0% |
| Less than 10 minutes | 47 | 24.7% |
| 10 to 19 minutes | 40 | 21.1% |
| 20 to 29 minutes | 15 | 7.9% |
| 30 to 44 minutes | 46 | 24.2% |
| 45 to 59 minutes | 13 | 6.8% |
| 60 minutes or more | 29 | 15.3% |

Age of Local Workforce

The typical labor force age group is between ages 18 to 65, assuming that 18 year olds represent high school graduation and 65 year olds represent the average retirement age. According to the Wisconsin Department of Workforce Development (November 2004), it is estimated that for Bayfield County by 2010, the age group of 65 year olds will exceed the age group of 18 year olds. With the older population outnumbering the younger population, the labor force will likely decline. An older population affects the economy because they require different needs and services.

Labor force participation statistics are also a factor in studying the economy. The labor force represents the percentage of population that is 16 year olds and older that is either employed or unemployed but seeking employment. In Wisconsin and Bayfield County, the participation rates are 72.9% and 63.3% respectively. In the Town of Barnes, the rate is only 47%. As the population ages and the number of retirees increase, the participation rate will decline, again, indicating a possible labor shortage.

Because of the large influx of people during the summer months, businesses may have to look outside the Town of Barnes for workers.

Barnes Industrial Park

The Industrial Park is located on a 30 acre parcel south of CTH N and was created to encourage economic growth. The Industrial Park has been cleared of trees and is ready for development. There has been some interest in the Industrial Park but financing, the existing transportation system, and lack of desirable businesses has slowed the development of the Industrial Park. The Barnes Area Development Corporation has been working with the Bayfield

County Economic Development Corporation to attract businesses to the Industrial Park.

Assessment of Strengths and Weaknesses

Tourism, resort lodging and recreation play a key role in the local economy. The Eau Claire Lakes Business Association is comprised of businesses in both the Town of Barnes and Gordon. In this area, there are approximately 16 resorts and lodges along with 8 restaurants that cater to the needs of the seasonal population. The Town of Barnes is located along State Trunk Highway 27 and is approximately 30 miles north of Hayward, WI and 40 miles southeast of the Duluth/Superior metropolitan area.

The downside of a strong tourism based economy is the inflow and outflow of a seasonal population and workforce. The Town of Barnes in general has a small population to support employment needs throughout the year. The Town does not have a strong commercial or industrial tax base. Its Industrial Park is located on a 30 acre parcel south of CTH N. The park is currently vacant. As mentioned earlier, the Barnes Area Development Corporation has been working with the Bayfield County Economic Development Corporation to attract businesses to the Industrial Park.

Listed below is a summarization of strengths and weaknesses for attracting business to the Town of Barnes:

Strengths

1. Large seasonal population.
2. Existing Industrial Park.
3. Natural resources which draws people to the Town.
4. Small town atmosphere.
5. Retired residents who are educated and have expertise in a variety of areas.

Weaknesses

1. Large seasonal population.
2. Small, permanent population.
3. Lack of existing commercial and industrial businesses.
4. Reasonable proximity to other employment opportunities.
5. Small available workforce.
6. No low cost housing for seasonal workforce.
7. Transportation/two-lane highway.
8. Lack of awareness of the Industrial Park.

Survey Results

In the 2004 Town of Barnes Community Survey, property owners were asked several questions pertaining to economic issues. When asked how they felt about the following types of businesses, respondents felt there was a need for more business that were service based, commercial/retail and specialty shops. The percentages of people who responded “*We need more*” or “*We have enough*” were almost identical.

When asked what they felt they needed less of, the top response was light industrial (16.3%). However, they would be in favor of design standards for any new commercial or industrial development.

| | We need more | We have enough | We need to see less of | Not sure |
|----------------------------|---------------------|-----------------------|-------------------------------|-----------------|
| 1. Specialty shops | 36.8% | 30.4% | 5.8% | 19.2% |
| 2. Service based | 46.5% | 28.9% | 3.1% | 14.5% |
| 3. Recreational based | 34.5% | 37.8% | 4.8% | 15.2% |
| 4. Commercial/Retail | 38.6% | 31.7% | 7.1% | 14.8% |
| 5. Light Industrial | 30.4% | 25.6% | 16.3% | 19.9% |
| 6. Home based | 26.1% | 29.4% | 5.8% | 30.1% |
| 7. (Other: Please specify) | 5.8% | 3.6% | 1.5% | 11.4% |

The Town of Barnes should develop design recommendations for commercial and light industrial developments.

- 1. I strongly agree. **21.2%**
- 2. I agree. **36.4%**
- 3. I disagree. **14.2%**
- 4. I strongly disagree. **9.0%**
- 5. Not sure. **13.1%**

Over 45% of survey respondents indicated the Town should actively pursue new retail and commercial businesses, while 36% disagreed with that statement.

The Town of Barnes should actively pursue new retail and commercial businesses.

- 1. I strongly agree. **13.3%**
- 2. I agree. **32.2%**
- 3. I disagree. **24.8%**
- 4. I strongly disagree. **11.2%**
- 5. Not sure. **13.9%**

Residents were overwhelmingly not in favor of offering free land or financial assistance to attract new commercial or light industry to the Town of Barnes.

The Town of Barnes should consider free land or financial assistance for new commercial businesses.

- | | |
|-------------------------|--------------|
| 1. I strongly agree. | 5.9% |
| 2. I agree. | 16.4% |
| 3. I disagree. | 34.0% |
| 4. I strongly disagree. | 27.3% |
| 5. Not sure. | 12.9% |

The Town of Barnes should consider free land or financial assistance for new light industry.

- | | |
|-------------------------|--------------|
| 1. I strongly agree. | 6.3% |
| 2. I agree. | 20.2% |
| 3. I disagree. | 29.8% |
| 4. I strongly disagree. | 27.3% |
| 5. Not sure. | 12.6% |

When asked if the Town of Barnes should develop a “downtown” area, 51.5% agreed while 28.5% disagreed.

Along with Town of Barnes Community Survey, a Citizen’s Advisory Board meeting was held in February 2004 bringing together over 35 local residents to discuss the future of the Town of Barnes. A strong theme that kept coming up was the desire to maintain a small town atmosphere and to create a centralized “Main Street” business district. Currently, most commercial properties are scattered throughout the Town. On CTH N, there is the start of a commercial district near the Town Hall. It is the vision of the Town to further promote and develop this area into a “downtown”. Map 5-6 in Chapter 5, shows the preferred location for the future “downtown” area. The preferred area is identified by the eastern commercial cluster along County Highway N shown on the map.

Eco-Tourism

Eco-tourism can attract visitors to the Town of Barnes and create job opportunities for residents. The development of biking, hiking, horse riding, and other trail systems can make the Town a destination. Many of these trails can have multiple uses. A hiking or biking trail can be used as a cross county skiing or snowshoeing trail in the winter. Popular trails can be used to host competitive events that would draw more people to the area.

Trail development should look at existing area trails to explore the possibility of connecting to them and creating a larger network.

Telecommuting

Telecommuting allows people to live and work in the Town of Barnes while being connected to an office in another city, county, or state. To do this, the Town needs to have access to reliable cellular phone service, cable, and high speed internet. Currently, there are no cellular phone towers in Barnes. Recently, cable and DSL internet service has been installed in some areas of the Town. As this infrastructure continues to improve, the ability of people to live and work in the Town of Barnes will grow.

Redevelopment Sites

The identification of existing contaminated or perceived contaminated sites (brownfields) for the purposes of redevelopment is very important in the growth and rebuilding of a community. Being able to redevelop those existing sites discourages rural sprawl and often eliminates blight. In the Town of Barnes, due to a lack of industrial business, there are no major brownfield sites to consider for redevelopment.

Economic Development Programs

It is the mission of the Northwest Regional Planning Commission (NWRPC) to work cooperatively with counties, towns and other regional organizations comprising the Northwest Regional Planning District and assist in improving and enhancing the economic conditions in the area to provide a positive economic impact and improve the region's economic prosperity. The NWRPC, along with the Bayfield County Economic Development Corporation, are the two major players in providing consultation and expertise in the economic development in the Town of Barnes. The NWRPC is partnered with:

- ✓ Northwest Wisconsin Business Development Corporation-revolving loan funds
- ✓ Wisconsin Business Innovation Corporation-business technical assistance
- ✓ Wisconsin Rural Enterprise Funds, LLC-venture capital

Bayfield County is a member of the Superior Life Technology Zone which makes tax credits available for businesses that use technology to promote job creation. Early Planning Grants are available to assist small businesses prepare detailed plan documents.

Federal and State programs through the Department of Commerce and Department of Transportation are also available to the Town for economic development and public facility construction.

Tourism, Agriculture, and Forestry Districts

Recently, towns have been given the opportunity to create districts that allow for incentives to be used for economic development and growth. These districts are called Tourism, Agriculture, and Forestry Districts (TAF). The formation of a TAF district allows the Town to allocate money to be used as incentive for economic development. The money is returned to the Town in the form of increased tax revenue. When the increased tax revenue pays off the original incentive, the tax money goes to regular taxing entities.

Economic Development Goals, Objectives, and Policies, Programs, and Actions

Goal 1: Support economic growth in the Town of Barnes that blends in with the natural environment and meets the environmental goals of the Town.

Objectives

1. Maintain existing business and support new businesses that meet the needs of area residents and visitors.
2. Expand the tax base in the Town of Barnes in ways that acknowledge “sustainability”.
3. Expand work and job opportunities.
4. Encourage environmentally sustainable economic development.

Programs, Policies, and Actions

1. Encourage and support associations such as the Eau Claire Lakes Business Association, Barnes Area Development Corporation, Northwest Regional Planning Commission and the Bayfield County Economic Development Corporation to help economic growth.
2. Develop design recommendations for commercial and light industrial developments.
3. Support new businesses that provide year round employment.
4. Designate and encourage a “downtown” area in the Town of Barnes.
5. Create a “Main Street” Committee to promote the designated area and create development concepts.
6. Encourage new businesses to leave the natural surroundings as undisturbed as possible and enhance whenever possible with plantings and keeping vegetative buffers.
7. Encourage the reduction of impervious surfaces for parking near riverfronts and lakefronts.
8. Work with businesses to maintain and protect the natural environment and northwoods character.
9. Support home-based businesses that will have insignificant impacts on surrounding properties.
10. Support Eco-tourism that promotes the enjoyment of our natural resources in ways that do not degrade them.

11. Support the development and promotion of the Town's historical and cultural heritage and the creation of a museum.
12. Explore the Eco-municipality efforts in the area that are being pursued in Ashland and Washburn.
13. Create an Economic Development Committee (beyond but including the Barnes Area Development Committee and the Business Man's Association) to explore ideas for economic opportunities that are in line with the environmental goals of the Town and create a plan for responsible economic growth.

CHAPTER 5

LAND USE

Introduction

The purpose of the Land Use Element is to promote orderly growth while balancing the needs of residents and property owners, while preserving the Town of Barnes' natural resources.

The Land Use Element will act as a guide for future public and private land use decisions. The element inventories and maps existing land use patterns and helps in analyzing and understanding the influences on these patterns.

The future preferred land use map will take into consideration the demand for land, projected population growth, changing paper and land management industry, Town of Barnes Community Survey, and other relevant factors.

Land Use vs. Zoning

The difference between land use and zoning can be confusing. The existing land use map depicts how a piece of land is being used at a certain point in time. For example, if a parcel has a single family home on it, the use of that land is for residential or single family purposes.

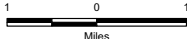
Zoning is a system of classifications and regulations which designate the permitted uses of land. A zoning map shows which zoning classifications are assigned to a parcel of land (see *Map 5-1*). The zoning code is the written regulation which describe minimum lot sizes, permitted uses, setbacks, etc. that are associated with a zoning classification.

It is possible for land use and zoning to be different. A parcel of land may be zoned single family but have a commercial business on it. Therefore, in this case, the land use is commercial.

The future land use map will not change existing zoning classifications, but will be considered by the Town for making future rezoning recommendations.

Town of Barnes Zoning Districts

Map 5-1



T46N
T45N

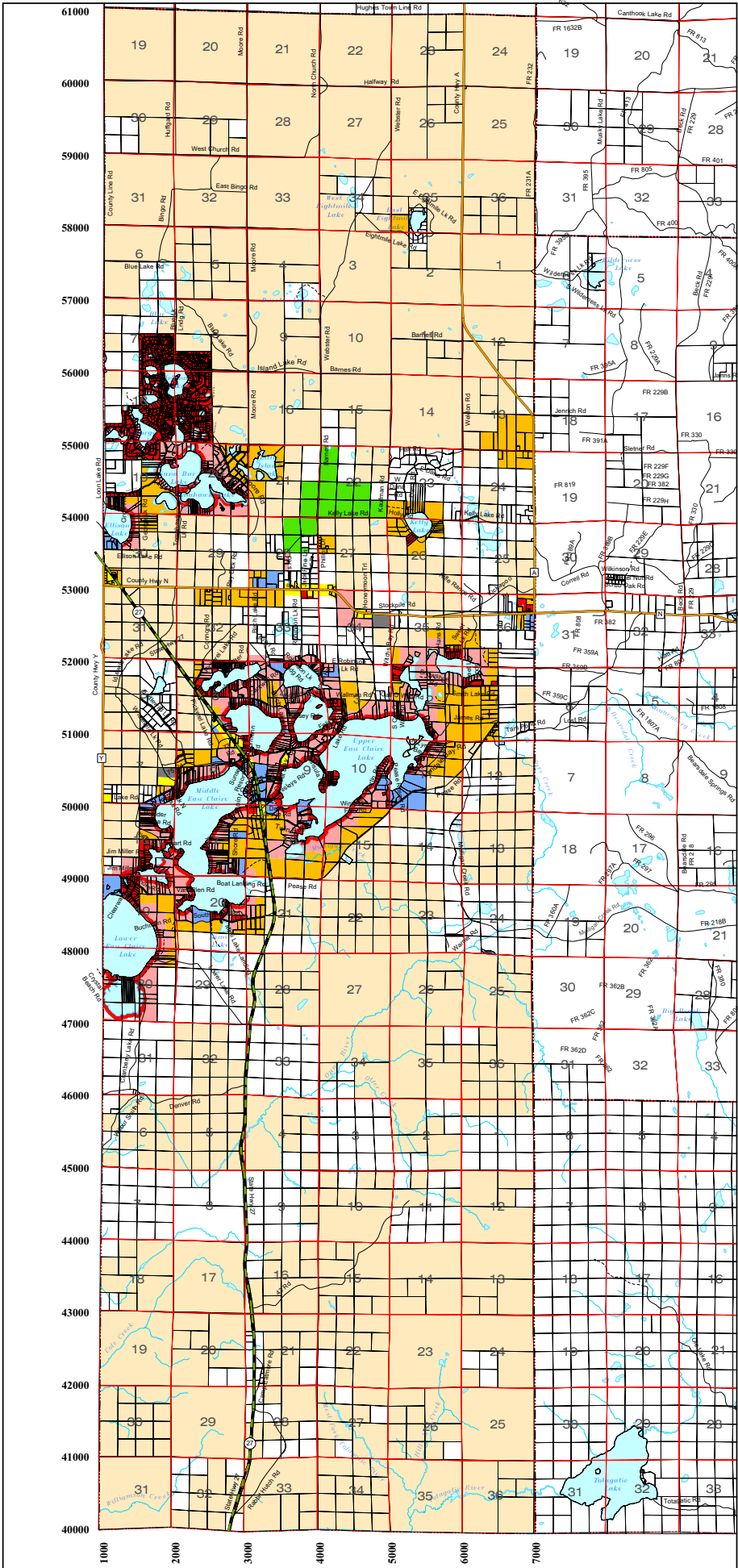
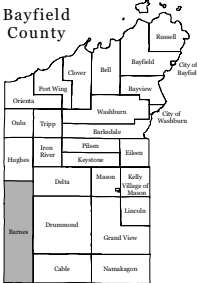
T45N
T44N

T44N
T43N

- 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

- Roads**
- Federal Highway
 - State Highway
 - County Road
 - Town Road
 - Private Road

- Other Symbols**
- MCD Boundary
 - Section Lines
 - Parcels
 - 16000 Address Grid
 - Streams
 - Lakes



ZONING INFORMATION FURNISHED BY:

CARTOGRAPHY BY:

Bayfield County Zoning Department

Bayfield County Land Records Department

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 November 1, 2006.

Land Use Classifications

Under optimum circumstances, existing land use would be determined by visiting each parcel of land and taking a visual survey. The physical size of the Town of Barnes and concerns over privacy make this almost impossible to do.

The existing land use map was compiled by identifying the land use as each parcel was assessed using the 2004 Bayfield County tax roll, 2004 Bayfield County Plat Book, and input from the Town of Barnes Comprehensive Land Use Planning Committee (see *Maps 5-2, 5-3, 5-4, and 5-5*).

Existing land use is divided into nine generalized classifications. Below is a description of each of the classifications.

- **Residential:** Lands containing structures for human habitation. These uses include permanent and seasonal homes, cabins, apartments, and mobile homes.
- **Commercial:** Structures and associated grounds used for the sale of products and services.
- **Industrial:** Structures and associated grounds used for fabrication, manufacturing, assembling parts, or for processing raw materials.
- **Municipal/Institutional:** Structures and associated grounds used for quasi-public, instituted, or public uses. These uses include cemeteries, churches, town halls, and fire protection.
- **Agricultural:** Privately owned lands supporting agricultural activities.
- **County Forest:** Forested land owned by Bayfield County.
- **Private Forest:** Forested lands owned by corporations or individuals. Private Forest may include lands enrolled in Forest Crop Law, Managed Forest Law, private wooded lots, or land used for producing forest products.
- **Other Forest:** Other forested lots owned by school districts, government agencies other than Bayfield County, or the Town of Barnes.
- **Parks/Recreation:** Lands used for parks or recreational activities such as playgrounds, ball fields, shooting ranges, and boat landings.

Existing Land Use Acreages

Land use in the Town of Barnes is dominated by forested/undeveloped land. County, private, and other forest land uses occupy approximately 67,437 acres or 85% of all land use (see *Table 5-1 and Map 5-2*). Bayfield County owns the largest portion of this

land while paper companies/land management corporations and individuals own a majority of the remaining land.

The next largest land use is for residential purposes. Residential land use occupies 7,047 acres or 8.9% of all land use. Land used for municipal/institutional, commercial, agricultural, and parks and recreation purposes occupy less than 2% of all land use combined.

The Town of Barnes has many lakes, rivers, and creeks that draw people to the area. A majority of parcels, less than five acres in size, are located on lake front properties. Generally, parcels become larger as the distance from these areas increases.

| Existing Land Use 2005 | Approximate Acres | Percent |
|-------------------------|-------------------|---------|
| Town of Barnes | 79,523 | 100.00% |
| County Forest | 38,684 | 48.6% |
| Private Forest | 28,554 | 35.9% |
| Residential | 7,047 | 8.9% |
| Municipal/Institutional | 407 | 0.5% |
| Other Forests | 379 | 0.5% |
| Commercial | 353 | 0.4% |
| Agricultural | 284 | 0.4% |
| Parks and Recreation | 75 | 0.1% |
| Industrial | 0 | 0.0% |
| Water/Right of Way | 3,740 | 4.7% |

Source: 2004 Bayfield County Tax Roll, Town of Barnes Comprehensive Land Use Planning Committee, 2004 Bayfield County Plat Book.

Existing Land Use Patterns

Land use patterns in the Town of Barnes are significantly different depending on which area of the Town you are in. The Town will be divided into three areas for reference purposes. The three areas are designated as follows:

- **Northern Area:** Comprised of Sections 19-36 of Township 46 North – Range 9 West and Sections 1-18 of Township 45 North – Range 9 West (*see Map 5-3*).
- **Middle Area:** Comprised of Sections 19-36 of Township 45 North –Range 9 West and Sections 1-24 of Township 44 North – Range 9 West (*see Map 5-4*).
- **Southern Area:** Comprised of Sections 25-36 of Township 44 North –Range 9 West and Sections 1-36 of Township 43 North – Range 9 West (*see Map 5-5*).

Residential: Most residential land uses can be found on waterfront properties or near these areas throughout the Town of Barnes. The Middle Area is the most developed. The highest density and intensity of residential uses in the Middle Area is along lakefront properties.

In the Northern Area, most residential land uses center around the Potawatomi Subdivision, which is located in the southwest corner.

There is little residential use in the Southern Area. Most of this is located around Lower Eau Claire Lake and Cranberry Lake. A small number of parcels along State Highway 27 are being used for residential purposes.

Residential uses away from the lakes are located along the Town's road network. Generally, as the distance from the lakes increases, land becomes less developed.

Commercial: Commercial properties, which mainly consist of resorts, bars, restaurants, and related retail/merchandise businesses, are scattered throughout the area. Most of these are located on or near the area lakes or along State Highway 27 and County Highway N in the Middle Area.

Municipal/Institutional: Municipal/institutional uses are scattered throughout the Town of Barnes. Most are located in the Middle Area. These uses include the Town Hall, cemetery, Fire Department/EMS, a church, and parcels owned by the Town and other government agencies that are assessed as municipal/institutional.

Agricultural: Approximately 284 acres of land are used for agricultural purposes. This land is located east of Tomahawk and Little Island Lakes in the northern part of the Middle Area.

County Forest: County Forest accounts for almost 50% of all land use in the Town of Barnes. All of this land is located in the Northern and Southern Areas of the Town. These Southern and Northern Areas are primarily undeveloped.

Private Forest: Most land classified as Private Forest can be found in the Middle Area of the Town of Barnes. This type of land use also extends in to the northern half of the Southern Area. The Northern Area contains smaller amounts of scattered forest. The historical use of over 50% of this land has been for the harvesting of timber and commercial production of forest related products.

Other Forest: Small amounts of land classified as Other Forest are scattered throughout the Middle and Southern areas of the Town of Barnes.

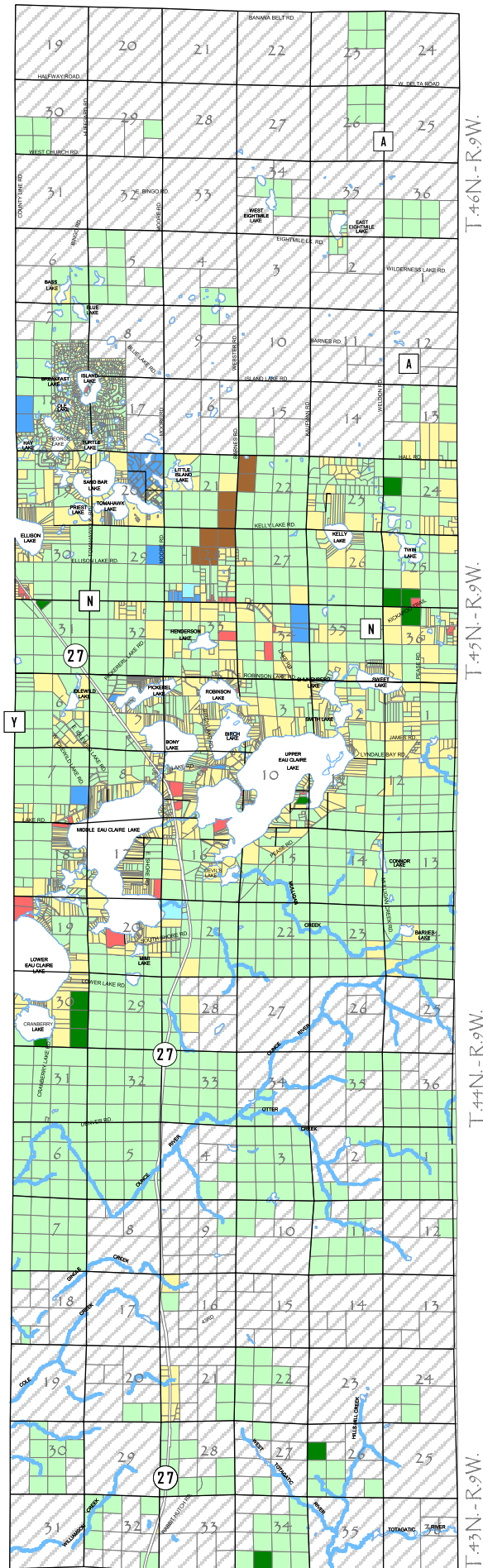
Parks/Recreation: Parks and recreation uses are found at the Tomahawk Park on Tomahawk Lake and Barnes Town Park located behind the Town Hall on County Highway N. Boat landings are located on Tomahawk, Robinson, Pickerel, Upper, Middle, and Lower Eau Claire Lakes.

TOWN OF BARNES

Bayfield County, Wisconsin

EXISTING LAND USE

Map 5-2



GENERAL LAND USES

| | |
|--|-------------------------|
| | RESIDENTIAL |
| | COMMERCIAL |
| | MUNICIPAL/INSTITUTIONAL |
| | AGRICULTURE |
| | COUNTY FOREST |
| | PRIVATE FOREST |
| | OTHER FORESTS |
| | PARKS/RECREATIONAL |



TOWN OF BARNES

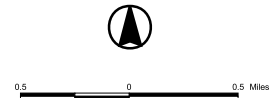
Bayfield County, Wisconsin

EXISTING LAND USE

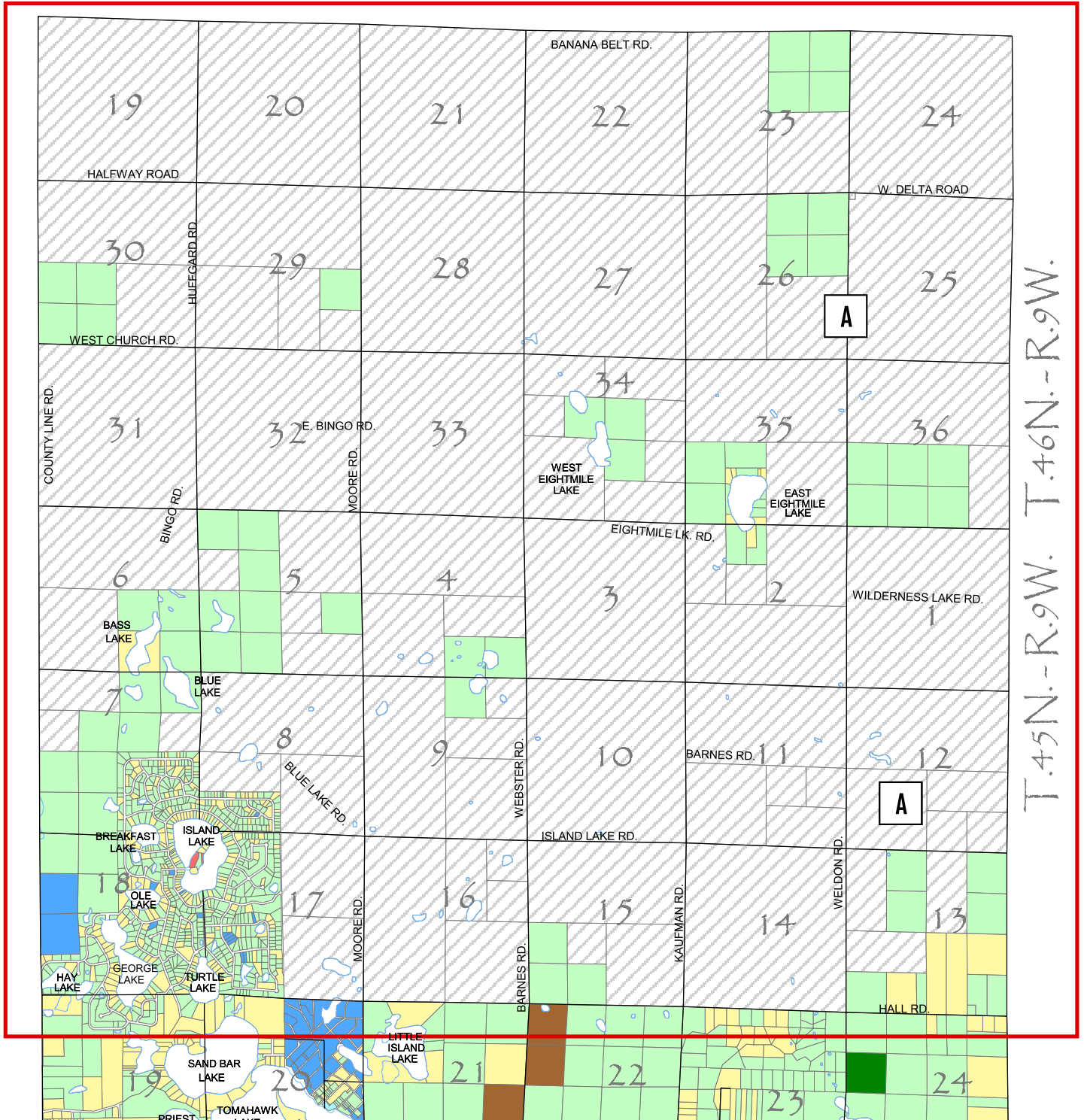
(NORTHERN AREA)

Map 5-3

- GENERAL LAND USES
- RESIDENTIAL
 - COMMERCIAL
 - MUNICIPAL/INSTITUTIONAL
 - AGRICULTURE
 - COUNTY FOREST
 - PRIVATE FOREST
 - OTHER FORESTS
 - PARKS/RECREATIONAL



Northern Area Boundary



TOWN OF BARNES

Bayfield County, Wisconsin

EXISTING LAND USE

(MIDDLE AREA)

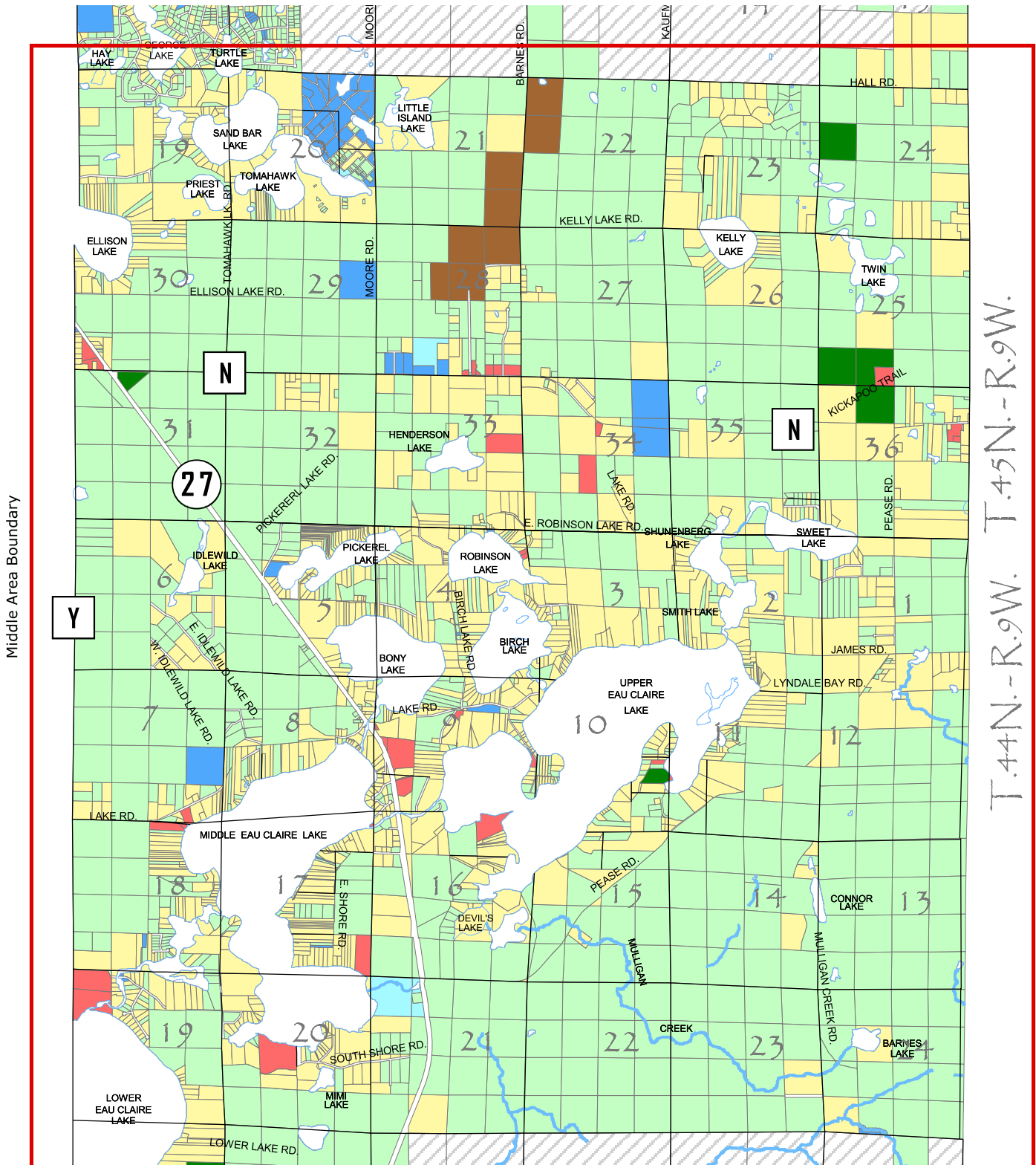
Map 5-4

GENERAL LAND USES

- RESIDENTIAL
- COMMERCIAL
- MUNICIPAL/INSTITUTIONAL
- AGRICULTURE
- COUNTY FOREST
- PRIVATE FOREST
- OTHER FORESTS
- PARKS/RECREATIONAL



0.5 0 0.5 Miles



TOWN OF BARNES

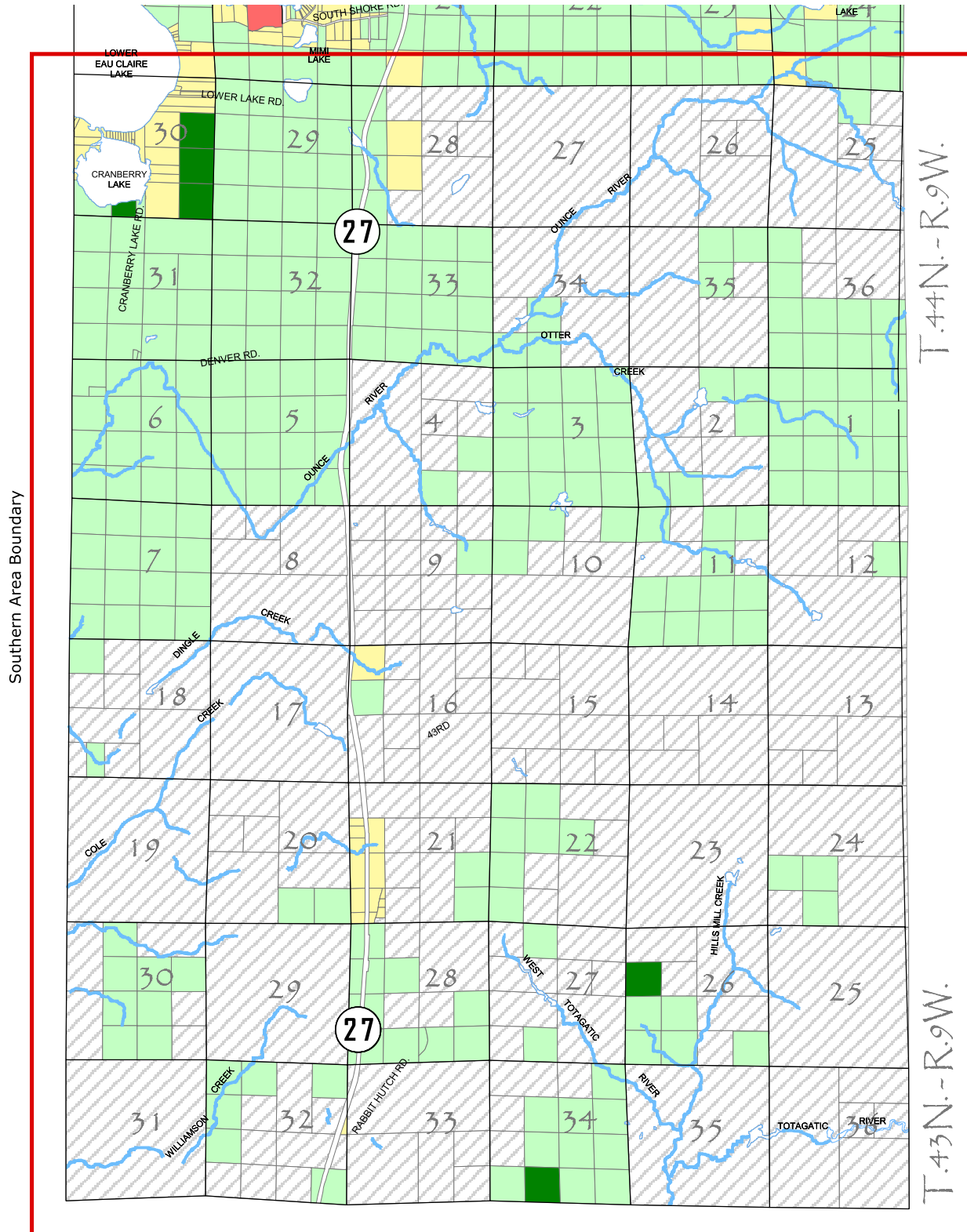
Bayfield County, Wisconsin

EXISTING LAND USE

(SOUTHERN AREA)

Map 5-5

- GENERAL LAND USES
- RESIDENTIAL
 - COMMERCIAL
 - MUNICIPAL/INSTITUTIONAL
 - AGRICULTURE
 - COUNTY FOREST
 - PRIVATE FOREST
 - OTHER FORESTS
 - PARKS/RECREATIONAL



Influences on Land Use Patterns

Land use patterns in the Town of Barnes have been influenced by several factors. The most obvious influence has been the lakes. Most residential uses can be found on lakefront properties or in close proximity of these areas. Waterfront properties will continue to be the most desirable to own and demand the highest prices.

Private Forest land provides space for future development or the purchase of land for recreational purposes. The changing paper industry and land management business has resulted in requests to rezone and sell large tracts of land for these purposes. More Private Forest land is becoming residential as owners build retirement homes or cabins for seasonal use. For people desiring recreational land, Private Forest land may be the most affordable.

The large amount of County forest has left the Northern and Southern Areas of the Town of Barnes largely undeveloped. These County lands will remain as is or could increase in acreage.

The state, county, and local transportation network has also influenced land use patterns by providing access to lakes and land parcels.

Land Values

The popularity of the lakes and forests in the Town of Barnes has caused land and improvement values to increase. Table 5-2 reveals significant increases in assessed values of all qualifying real estate classes, except agricultural. Values for parcels that are not assessed property taxes, such as churches, municipal, schools, or non-profit organizations, are excluded from Table 5-2.

Increases in land values far outpaced the increases in improved values. As a whole, total real estate values have increased from \$127,421,805 to \$243,789,700 between 2002 and 2005. This equates to an increase of 91%. As the demand for recreational property continues, this trend is likely to continue.

The cost of undeveloped waterfront and forested properties has risen dramatically. On larger lakes (600 acres+), properties are selling for up to \$3,000 a foot for lake frontage, while on smaller lakes, lake frontage is selling for \$1,000 to \$1,500 a foot.

Undeveloped forested land is currently selling for approximately \$2,000 to \$3,000 an acre.

Table 5-2 Town of Barnes Tax Assessment

Town of Barnes, Land Use Classifications and Tax Assessment

| RESIDENTIAL | 2002 | 2005 | Amt. of change | % |
|-----------------------------------|----------------------|----------------------|-----------------------|------------|
| Land Value | \$57,464,100 | \$142,319,700 | \$84,855,600 | 148% |
| Improved Value | \$59,149,500 | \$80,410,200 | \$21,260,700 | 36% |
| Total Value | \$116,613,600 | \$222,729,900 | \$106,116,300 | 91% |
| COMMERCIAL/ MERCANTILE | 2002 | 2005 | Amt. of change | % |
| Land Value | \$2,105,700 | \$4,266,900 | \$2,161,200 | 103% |
| Improved Value | \$2,630,400 | \$3,096,700 | \$466,300 | 18% |
| Total Value | \$4,736,100 | \$7,363,600 | \$2,627,500 | 55% |
| MANUFACTURING | 2002 | 2005 | Amt. of change | % |
| Land Value | - | - | - | - |
| Improved Value | - | - | - | - |
| Total Value | - | - | - | - |
| AGRICULTURAL | 2002 | 2005 | Amt. of change | % |
| Land Value | \$20,800 | \$11,400 | -\$9,400 | -45% |
| Improved Value | \$0 | \$0 | \$0 | - |
| Total Value | \$20,800 | \$11,400 | -\$9,400 | -45% |
| SWAMP & WASTE | 2002 | 2005 | Amt. of change | % |
| Land Value | \$8,400 | \$64,100 | \$55,700 | 663% |
| Improved Value | \$0 | \$0 | \$0 | - |
| Total Value | \$8,400 | \$64,100 | \$55,700 | 663% |
| FOREST LANDS* | 2002 | 2005 | Amt. of change | % |
| Land Value | \$6,042,905 | \$13,620,700 | \$7,577,795 | 125% |
| Improved Value | \$0 | \$0 | \$0 | - |
| Total Value | \$6,042,905 | \$13,620,700 | \$7,577,795 | 125% |
| OTHER | 2002 | 2005 | Amt. of change | % |
| Land Value | - | - | - | - |
| Improved Value | - | - | - | - |
| Total Value | - | - | - | - |
| TOTAL REAL ESTATE | \$127,421,805 | \$243,789,700 | \$116,367,895 | 91% |

Source: Wisconsin Department of Revenue, Bayfield County Statistical Report of Property Values, 2002, 2005.

* An agriculture forest category was introduced in 2005. For consistency purposes, these lands were grouped with the forest lands category.

Community Survey and Citizen Advisory Board Results

The results of the Town of Barnes Community Survey and Citizen Advisory Board brainstorming session were two of the factors used in developing the preferred future land use plan.

In the Town of Barnes Community Survey, property owners and renters were asked:

How would you describe your feelings towards future growth and development (commercial, recreational, housing, resorts, etc...) in the Town of Barnes?"

- | | |
|---|--------------|
| 1. We need to support and encourage growth and development. | 18.2% |
| 2. The Town of Barnes is going to grow, but we need to control it. | 45.1% |
| 3. We need to slow down the rate of growth and development in the Town of Barnes. | 7.0% |
| 4. I would like to see the Town of Barnes stay the way it is. | 22.1% |
| 5. Not sure. | 1.6% |

It is important to preserve large tracts of private forest land in the Town of Barnes.

- | | |
|-------------------------|--------------|
| 1. I strongly agree. | 51.4% |
| 2. I agree. | 33.3% |
| 3. I disagree. | 5.9% |
| 4. I strongly disagree. | 1.9% |
| 5. Not sure. | 6.4% |

The Town of Barnes needs to protect its lakeshores and riverfronts.

- | | |
|-------------------------|--------------|
| 1. I strongly agree. | 63.2% |
| 2. I agree. | 29.8% |
| 3. I disagree. | 2.9% |
| 4. I strongly disagree. | 1.3% |
| 5. Not sure. | 1.6% |

It is important to preserve agricultural land in the Town of Barnes.

- | | |
|---------------|--------------|
| 1. Yes | 47.4% |
| 2. No | 21.6% |
| 3. No opinion | 25.5% |

Is it important for the Town of Barnes to retain its northwoods character?

- | | |
|---------------|--------------|
| 1. Yes | 95.6% |
| 2. No | 2.0% |
| 3. No Opinion | 2.1% |

Which statement best describes your opinion concerning these land use issues?

| | Strongly Agree | Agree | Disagree | Strongly Disagree | No Opinion |
|---|-----------------------|--------------|-----------------|--------------------------|-------------------|
| 1. The Town of Barnes should develop a “downtown” area. | 11.5% | 40.3% | 21.7% | 6.8% | 13.2% |
| 2. Lakes and rivers within the Town of Barnes are being over-developed. | 22.1% | 38.5% | 20.6% | 1.4% | 13.2% |
| 3. We need more private recreational development (golf courses, resorts, etc...) | 4.7% | 22.6% | 43.5% | 14.0% | 10.8% |
| 4. We need more public recreational development (campgrounds, boat landings, etc...). | 6.2% | 25.8% | 41.0% | 15.0% | 7.8% |
| 5. I am aware of ordinances governing yard lights and buildings. | 8.4% | 30.1% | 21.7% | 6.6% | 26.1% |
| 6. The Town of Barnes should allow for the construction of communication towers. | 18.8% | 44.5% | 12.1% | 10.4% | 9.7% |
| 7. Zoning ordinances are enforced in the Town of Barnes. | 6.6% | 43.6% | 15.4% | 6.9% | 21.8% |
| 8. We need to limit development in order to preserve our natural environment. | 29.8% | 41.7% | 15.0% | 3.4% | 5.9% |
| 9. The Town of Barnes has an adequate amount of public parks. | 14.2% | 55.7% | 11.4% | 0.5% | 13.2% |
| 10. We should set standards for signs, banners, and billboards within the Town of Barnes. | 30.7% | 49.2% | 7.7% | 1.3% | 7.1% |
| 11. Bayfield County Zoning, as it relates to condominiums, is adequate. | 2.3% | 15.7% | 9.0% | 4.5% | 61.5% |
| 12. Bayfield County Zoning, as it relates to high density development, is adequate. | 2.8% | 15.2% | 10.5% | 4.7% | 59.8% |

During the Citizen Advisory Board brainstorming session in early 2004, participants were asked three main questions. The questions and their top five agreed upon responses are listed below.

What are the strengths of the Town of Barnes?

1. Lakes
2. Clean air and water
3. Small town atmosphere
4. Good area to live
5. Forests

What area of the Town of Barnes needs improvement?

1. Lake management
2. Controlled development
3. Zoning enforcement
4. Community center
5. More small business

What should the Town of Barnes look like in 10-20 years?

1. Maintained "small town" atmosphere
2. Maintain air and water quality
3. Clean and accessible lakes
4. Enforced/Planned Zoning
5. Centralized business district "Main Street"

Responses to the survey and brainstorming session indicate property owners and renters in the Town of Barnes want to control development, preserve the small town atmosphere, and preserve the natural environment.

Occupied and Seasonal Housing Units

The most visible impact on the Town of Barnes is housing. For all developed land uses in the Town of Barnes, residential land use makes up the largest percentage (8.9%). Population projections for the Town of Barnes show the need for residential properties will continue (*see Table 5-3*).

The Wisconsin Department of Administration listed the Town of Barnes' estimated population on January 1, 2005 as 676 permanent residents which closely matches the projection in Table 5-3.

Table 5-3 Population Projections

| Year | 2000* | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 | % Change |
|------------------------|-------|------|------|------|------|------|-------|----------|
| Population Projections | 610 | 670 | 732 | 801 | 872 | 940 | 1,020 | +67.2% |

Source: *2000 population is actual population.

Based on the population projections, additional housing units can be determined. If the projections continue to be accurate, 159 more housing units will be needed between 2005 and 2030 (see *Table 5-4*).

Table 5-4 Occupied Housing Unit Needs

| Year | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
|---------------------------------|------|------|------|------|------|------|-------|
| Population | 610 | 670 | 732 | 801 | 872 | 940 | 1,020 |
| Households | 278 | 306 | 334 | 366 | 398 | 429 | 465 |
| Persons Per Household | 2.19 | 2.19 | 2.19 | 2.19 | 2.19 | 2.19 | 2.19 |
| Additional Housing Units Needed | - | 28 | 28 | 32 | 32 | 31 | 36 |

Source: 2000 U.S. Census, Cedar Corporation

An even larger impact on the Town of Barnes will be the increase in seasonal housing units. Table 5-5 reveals that 465 additional seasonal housing units will be needed between 2005 and 2030.

Table 5-5 Seasonal Housing Unit Needs

| Year | 2000 | 2005 | 2010 | 2015 | 2020 | 2025* | 2030* |
|---------------------------------|-------|-------|-------|-------|-------|-------|-------|
| Seasonal Housing Units | 1,160 | 1,279 | 1,372 | 1,465 | 1,558 | 1,651 | 1,744 |
| Additional Housing Units Needed | - | 119 | 93 | 93 | 93 | 93 | 93 |

Source: Seasonal housing projections from Bayfield County Land Use Plan / Northwest Regional Planning Commission

Seasonal Housing Units include seasonal, recreational, and occasional use housing units

* 2025 and 2030 were determined by using the 93 additional housing units needed every five years for the years 2010, 2015, and 2020.

One factor to be taken into consideration is that some permanent housing needs will be filled by existing seasonal housing units. This is because a number of retired property owners are permanently moving to the Town of Barnes.

The preferred future land use map will recommend locations best suited for these additional permanent and seasonal housing units and other land uses.

Preferred Future Land Use Patterns

There are many factors to be considered when trying to determine preferred future land use patterns. Potential for non-compatible land uses, fragmentation of forests, available utilities, existing land use patterns, transportation network, effects on the natural environment, and property owner input are just a few to be considered.

The Preferred Future Land Use Map is general in nature and is not meant to dictate how each parcel of land can be developed. It is used to indicate the general preference for future land uses in that area (see *Maps 5-6, 5-7, and 5-8*).

Municipal/Institutional, Agricultural, Other Forest, Parks/Recreation: These land uses are not viewed as having a significant need for additional land in the future. Municipal/institutional and other forest land uses are normally considered compatible with the remaining land uses. Future needs should be considered case by case.

Agricultural land use in the Town of Barnes is small and it is located in the Middle Area of the Town. Large scale agricultural growth is not likely at this time. Expansion would likely take place near its current location.

The Town of Barnes Community Survey indicated that current parks were adequate. It is difficult to determine where private recreational development may occur. Any private recreational development will have to be reviewed on a case by case basis with type of business and traffic increases taken into consideration.

County Forest: Existing county forest land is expected to remain the same and stay undeveloped.

Commercial: Two main areas are designated as being best suited for commercial growth. These are located in the Middle Area near the State Highway 27, County Highway N, and Tomahawk Lake Road area and along County Highway N near the existing Town Hall. These areas were chosen because of the high traffic volume on these roads and existing development.

Commercial businesses in this area are likely to cater to local residents and people traveling through the area. The largest area designated is along County Highway N and north of Henderson Lake. This area is already home to several municipal/institutional and commercial land uses. This area is identified as the most suitable location for a “downtown” area.

The preferred future land use map does not specifically address the location of future small home-based businesses, such as a day care or an accounting practice. These types of businesses will be considered on a case by case basis while looking at compatibility with neighboring land uses and effects on traffic patterns.

Industrial: A parcel of land on the south side of County Highway N east of Lake Road already exists for industrial use.

Private Forest: Private forest land converted to residential use will result in the most visible change of land use in the Town of Barnes. Private Forest areas consist mainly of larger parcels of land throughout the Town of Barnes. There is a need for larger parcels to remain intact to be used for recreational land.

Consideration will be given to land zoned F-2 to allow one lot up to 4.5 acres in size for one home or one cabin per 40 acres or quarter-quarter section. Lands zoned F-1 will be allowed to be developed under current Forestry-1 requirements.

Residential: Residential uses will result in the most visible change of land use in the Town of Barnes. There is a need for land parcels of various sizes. Smaller parcels are more affordable for some people.

A majority of the Southern Area of the Town of Barnes is currently undeveloped. This area is dominated by county and private forest land. The Town would prefer this area to

remain primarily forested. Scattered residential expansion into this area would increase costs of providing public and emergency services because of the distance from these services. In the Northern Area limited residential growth is seen around East Eight Mile Lake. This would mainly be infill areas already subdivided but not developed at this time. The Potawatomi Subdivision is already subdivided though many parcels remain undeveloped. Because of this, residential growth would be suited for this area. The small land parcels would provide a possibility for a sanitary district in the future.

The southeast corner of the Northern Area has a small concentration of existing residential land use. This area would be suitable for continued residential land use.

The Middle Area is currently the most developed in the Town of Barnes. Future residential development is seen occurring near existing residential land uses. These areas include the northwest corner of this area, around Sand Bar, Tomahawk, Ellison, and Little Island Lakes, the northeast corner around Kelly and Twin Lakes, north and south of the designated “downtown” commercial area, and near the Eau Claire Chain of Lakes.

The Middle Area is considered best suited for residential growth because of the close proximity to public and emergency services and main transportation routes.

The Southern Area is generally not suited for residential uses. Shallow bedrock, significant wetlands, and lack of electricity would be expensive obstacles to overcome. It would also increase the costs for providing public and emergency services.

Development Criteria

To determine if land is suitable for development, several factors should be considered. All of the following criteria should be addressed to determine suitability for development.

- Natural features (wetlands, soils, steep slopes, lakes)
- Floodplains
- Existing transportation system
- Groundwater/water quality (lakes, rivers, creeks, watersheds)
- Existing land use and development patterns
- Public services
- Population densities
- Demand
- Private property rights and public domain issues
- Compatibility with existing land uses
- Blocking access to County/Public Lands
- Aesthetics/natural environment

TOWN OF BARNES

Bayfield County, Wisconsin

PREFERRED FUTURE LAND USE

(NORTHERN AREA)

Map 5-6

- GENERAL LAND USES
- RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - MUNICIPAL/INSTITUTIONAL
 - AGRICULTURE
 - COUNTY FOREST
 - PRIVATE FOREST
 - OTHER FORESTS
 - PARKS/RECREATIONAL

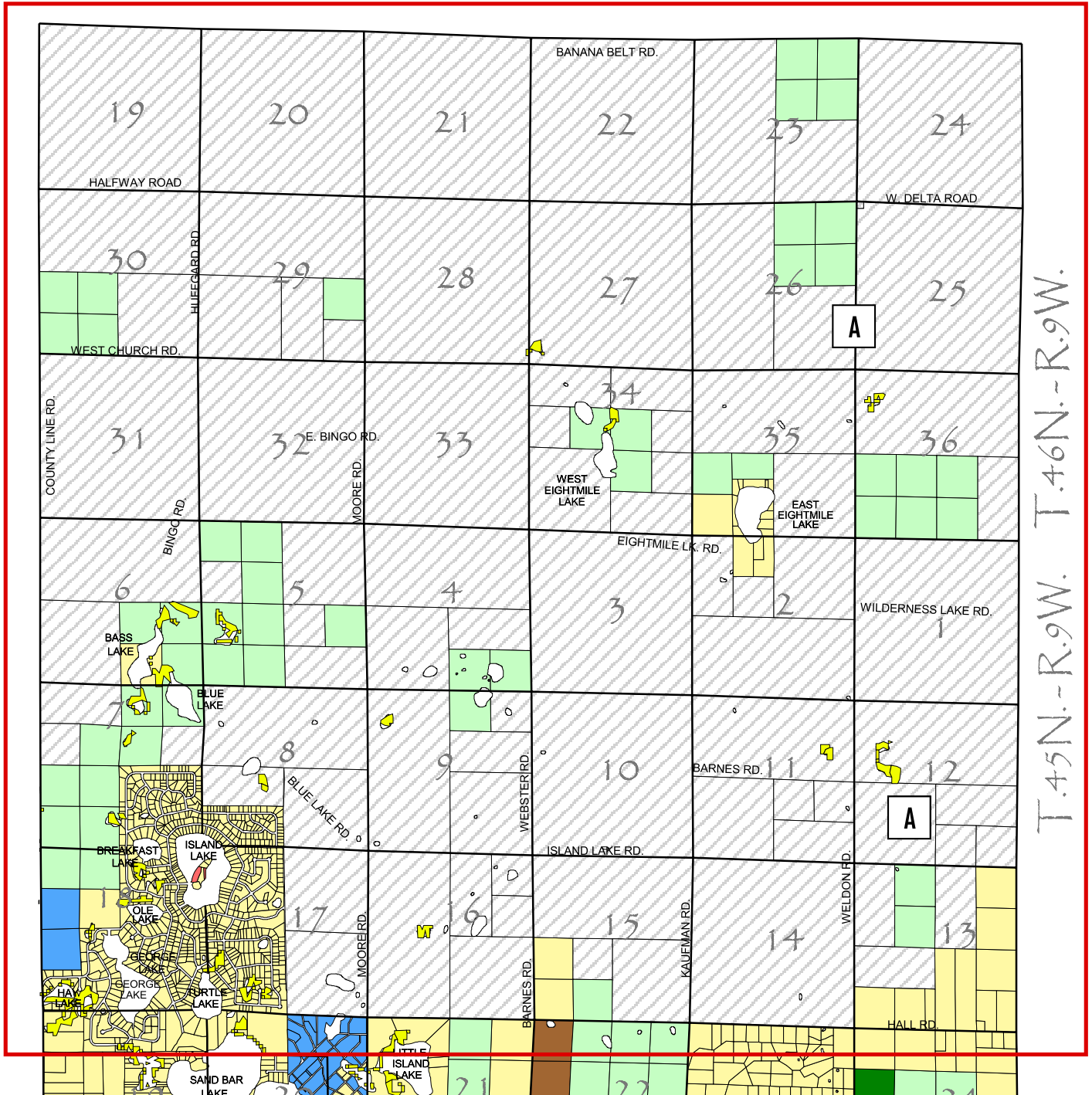
- NATURAL LIMITATIONS
- WETLAND AND FORESTED WETLANDS



0.5 0 0.5 Miles



Northern Area Boundary



*** In the case of any inconsistencies between this Preferred Future Land Use map, contained in the Town of Barnes Comprehensive Land Use Plan 2006-2026, and the existing Bayfield County zoning classification of parcels in the Town of Barnes, the existing Bayfield County zoning classification shall take precedence.**

TOWN OF BARNES

Bayfield County, Wisconsin

PREFERRED FUTURE LAND USE

(MIDDLE AREA)

Map 5-7

GENERAL LAND USES

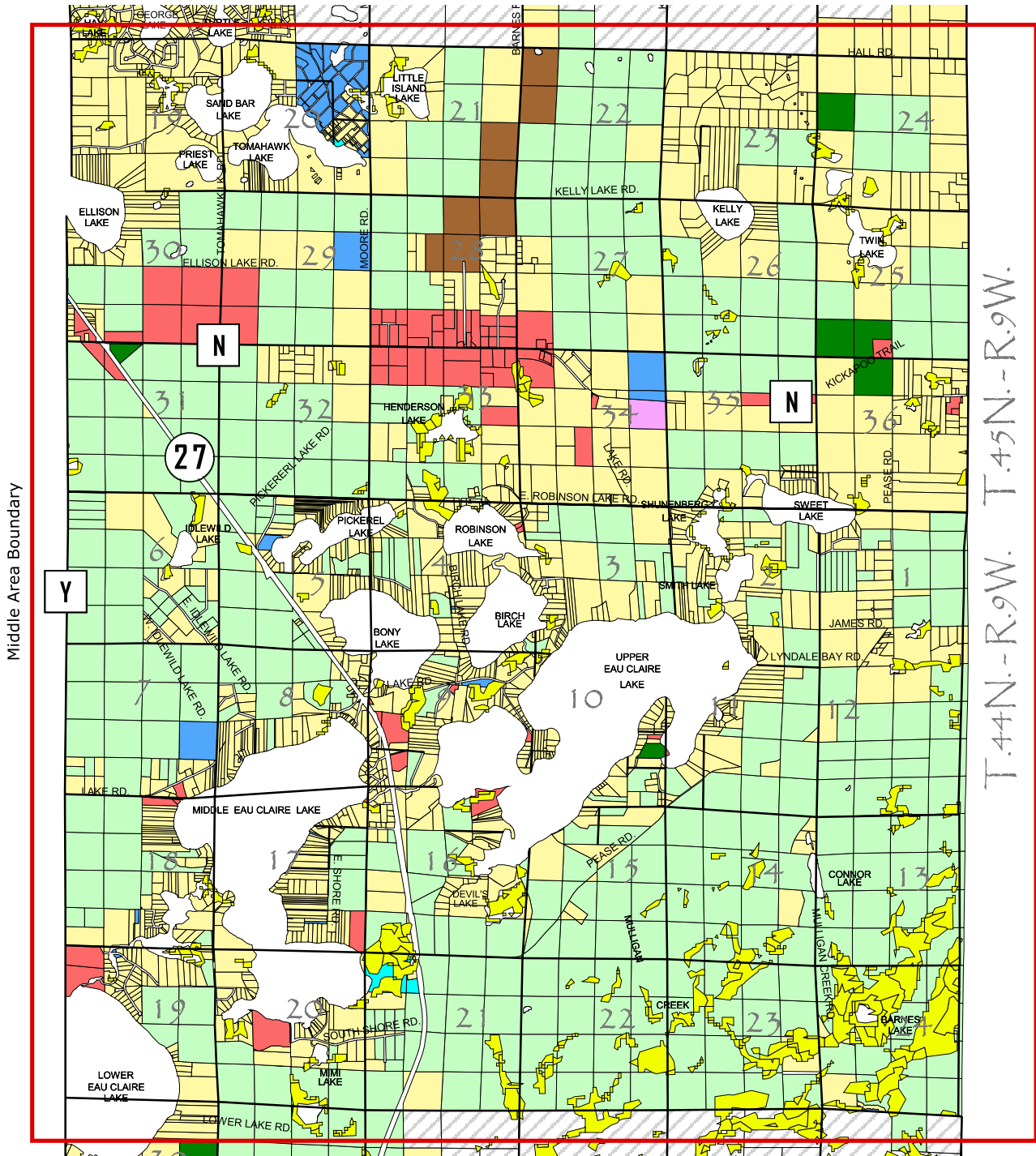
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- MUNICIPAL/INSTITUTIONAL
- AGRICULTURE
- COUNTY FOREST
- PRIVATE FOREST
- OTHER FORESTS
- PARKS/RECREATIONAL

NATURAL LIMITATIONS

- WETLAND AND FORESTED WETLANDS



0.5 0 0.5 Miles



* In the case of any inconsistencies between this Preferred Future Land Use map, contained in the Town of Barnes Comprehensive Land Use Plan 2006-2026, and the existing Bayfield County zoning classification of parcels in the Town of Barnes, the existing Bayfield County zoning classification shall take precedence.

TOWN OF BARNES

Bayfield County, Wisconsin

PREFERRED FUTURE LAND USE

(SOUTHERN AREA)

Map 5-8

GENERAL LAND USES

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- MUNICIPAL/INSTITUTIONAL
- AGRICULTURE
- COUNTY FOREST
- PRIVATE FOREST
- OTHER FORESTS
- PARKS/RECREATIONAL

NATURAL LIMITATIONS

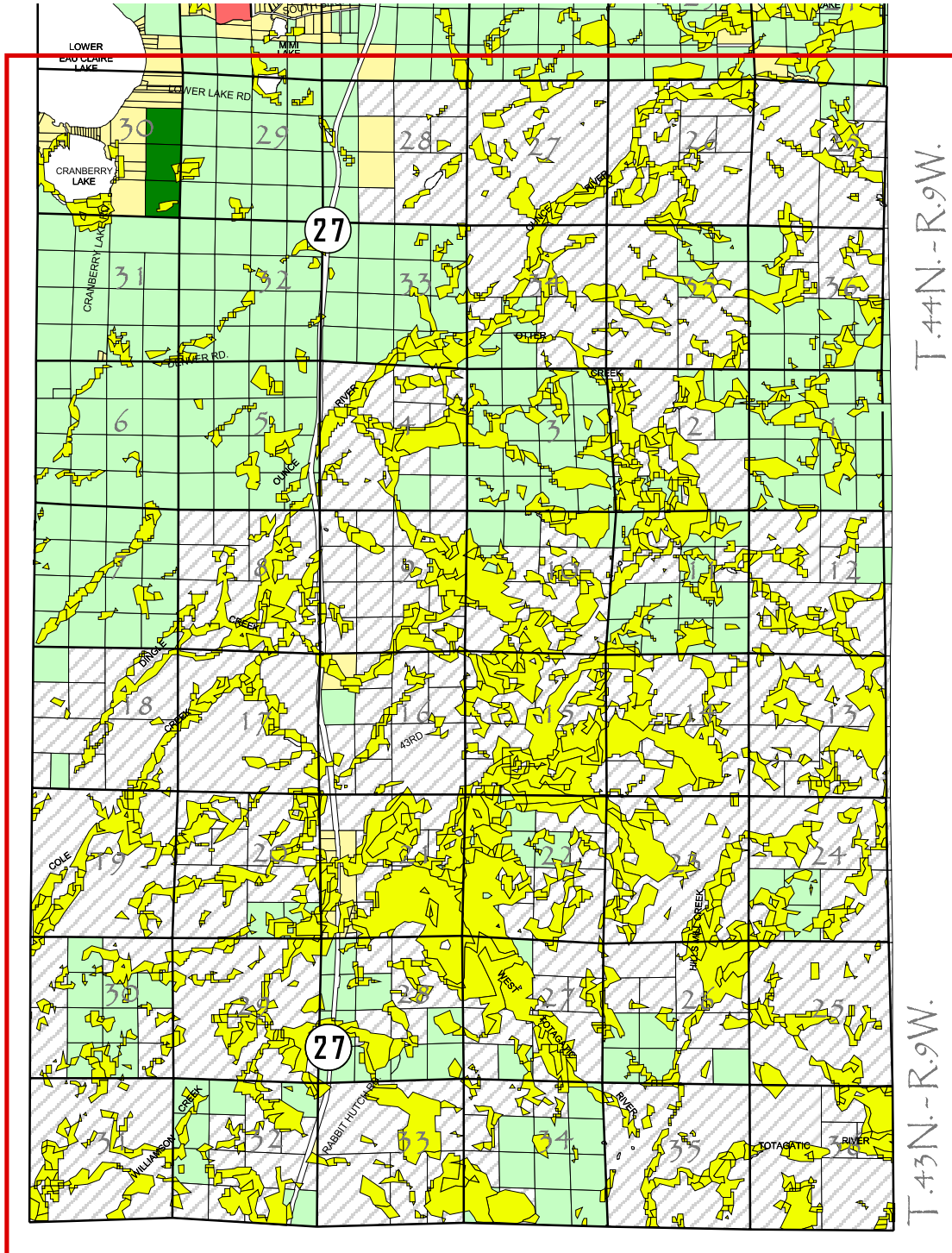
- WETLAND AND FORESTED WETLANDS



0.5 0 0.5 Miles



Southern Area Boundary



T.44N.-R.9W.

T.43N.-R.9W.

*** In the case of any inconsistencies between this Preferred Future Land Use map, contained in the Town of Barnes Comprehensive Land Use Plan 2006-2026, and the existing Bayfield County zoning classification of parcels in the Town of Barnes, the existing Bayfield County zoning classification shall take precedence.**

Development Densities

A major concern of continued growth in the Town of Barnes is the impact it will have on the lakes and rivers. To address this in more detail, the Town supports not rezoning any lands currently correctly zoned R-1, R-2, R-3, or R-4 to a zoning classification that would increase the current development density.

Land Use Goals, Objectives, Policies, Programs, & Actions

Goal 1: Provide consistent and planned development in the Town of Barnes.

Objectives

1. Manage development to minimize the fragmentation of land.
2. Preserve large continuous tracts of land.
3. Discourage development that increases costs of public and emergency services.

Policies, Programs, and Actions

1. Support consistent decision making based on the Town of Barnes Comprehensive Land Use Plan.
2. Keep property owners informed of the Town of Barnes Comprehensive Land Use Plan by maintaining copies at the Town Hall and posting on the Town's web site.
3. Update the land use map and review the Town of Barnes Comprehensive Land Use Plan yearly.

Goal 2: Preserve the northwoods character of the Town of Barnes.

Objectives

1. Minimize the visual impacts of development.
2. Have residential and commercial development blend in with the surrounding environment by using methods as vegetative buffers, curved driveways, and colors that blend in with the natural surroundings.
3. Discourage lawns on waterfront properties from extending down to lakeshores and riverfronts.
4. Use the site plan review process to educate builders and developers and provide recommendations for blending new structures with the surrounding environment.
5. Encourage the architecture of new commercial and residential development to complement the northwoods character of the Town of Barnes.

Policies, Programs, and Actions

1. Provide educational materials to residents and developers on ways to blend development into the Town's natural surroundings.
2. Support a variety of lot sizes and encourage maintaining large tracts of forested land.
3. Discourage dense development around the Town's lakes.
4. Develop an option for land zoned F-2 to allow one lot up to 4.5 acres in size for one home or one cabin per 40 acres or quarter-quarter section.
5. Work with Bayfield County to create a new Forestry zoning classification that allows 10 acre lot minimums to provide greater protection of the natural environment.

Goal 3: Avoid land use conflicts.

Objectives

1. Prevent development from having a negative impact on neighboring properties.
2. Protect land values.

Policies, Programs, and Actions

1. Require new development to address neighboring land uses, noise potential, and traffic generation.

Goal 4: Support sound agricultural practices.

Objectives

1. Reduce soil erosion.
2. Limit phosphorous runoff that is conveyed to the Town's water resources.

Policies, Programs, and Actions

1. Require soil conservation practices.
2. Encourage no till farming.
3. Require proper manure storage.

Goal 5: Avoid land use practices that have a negative effect on the Town's water resources.

Objectives

1. Protect the quality of the Town's water resources.
2. Limit stormwater runoff into area lakes, rivers, and creeks.
3. Protect the lake's fisheries.
4. Protect all wetlands, especially those around lakes and rivers.

Policies, Programs, and Actions

1. Limit the amount of impervious surfaces when considering future development.
2. Discourage dense development on or near area lakes, rivers, and creeks.
3. Support enforcement of existing County ordinance requiring vegetative buffers along lakeshores and waterfronts.
4. Implement a non-phosphorous based lawn fertilizer ordinance.
5. Educate lake users regarding aquatic invasive species.
6. Review current County ordinances for building setback distances.
7. Encourage the use of rain gardens and swales as methods of reducing stormwater runoff.
8. Continue to support wetland protection.
9. Continue to support the enforcement of the Bayfield County septic code.
10. Support and encourage new technologies for wastewater treatment.
11. Review existing Bayfield County Shoreland Zoning for possible revisions.
12. Encourage new waste water treatment technologies to preserve groundwater and lake water quality.
13. Create a Lakes and Rivers Issues Committee that would make recommendations on ordinances for more protective zoning within the 1000' shoreland zone (with and without lake access) and other lake issues.
14. Review and adopt the Eau Claire Lakes Lake Management Plan

Goal 6: Preserve large tracts of contiguous forestland.

Objectives

1. Discourage the fragmentation of forests.
2. Maintain environmental corridors.
3. Retain the northwoods character of the Town of Barnes.
4. Preserve wildlife habitat.

Policies, Programs, and Actions

1. Support reforestation of harvested timberland.
2. Discourage patchwork development that fragments the Town's forests.
3. Encourage the harvesting of timber using best management practices.
4. Use tools such as conservation easements, purchase of development rights, and donations to protect large tracts of land.
5. Promote enrollment of forested land in the Managed Forest Law program.

CHAPTER 6

TRANSPORTATION

Introduction

A transportation system provides for the efficient and safe movement of people and goods. It is the vital link that provides access to and from the Town of Barnes. The road network has allowed people to have access to the Town's valued natural resources which has resulted in a large increase in seasonal homes. Transportation is not exclusive to vehicles. Biking and hiking trails allow people to enjoy passive recreation. Some transportation options are limited due to the rural nature of the Town.

Modes of Transportation

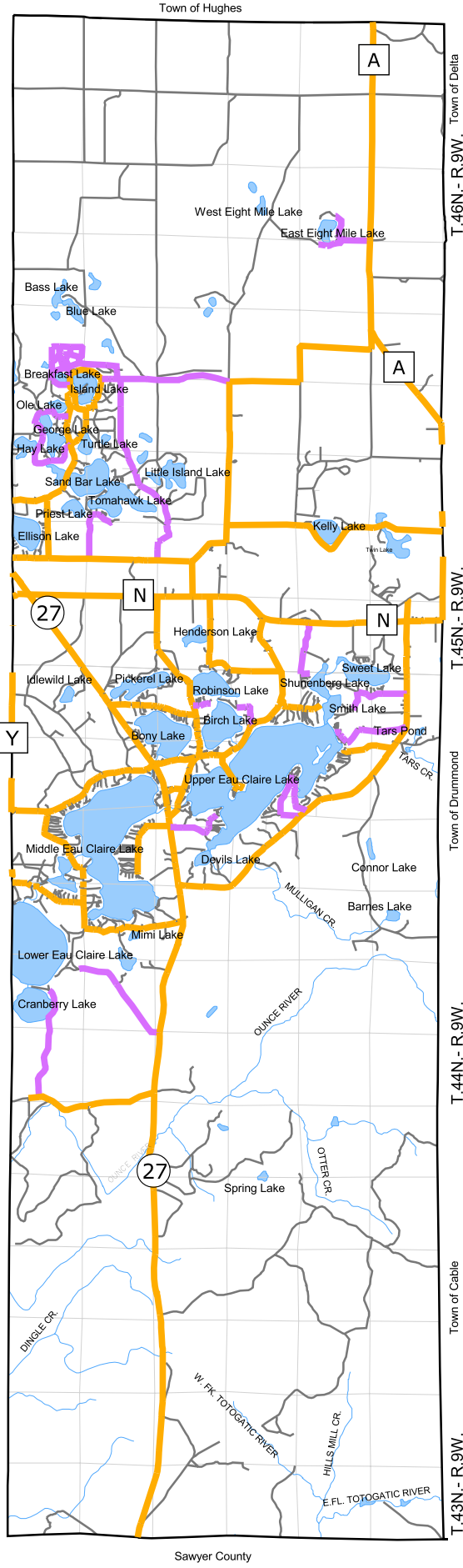
The movement of people and goods is accomplished through a variety of transportation modes. These modes include car, truck, rail, transit, ship, air, bicycle and walking. For the most part, each mode fits a particular need. Automobiles function as the dominant mode for the movement of people throughout the Town of Barnes. Trucking provides for the rapid movement of goods and products over the highway network. Air travel moves people and lightweight products quickly over long distances. Shipping provides for transport through waterways. The railroad functions primarily for the movement of bulk commodities over long distances while bicycle paths and walking trails provide for the movement of individuals.

Roads







The major forms of transportation in the Town of Barnes are truck and automobile. The road system in the Town is composed of three different road surfaces: paved, gravel, and sand (*see Map 6-1*). According to the community survey, 85% of the respondents felt the roads in the Town were in good to fair condition.

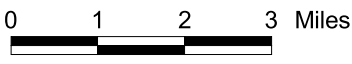
ROAD SURFACES

TOWN OF BARNES
 Bayfield County, Wisconsin
 Map 6-1



LEGEND

-  BLACKTOP
-  GRAVEL
-  SAND OR PRIVATE
-  Streams
-  Section Lines
-  Lakes



Source: Town Roads and Property Foreman



Functional Classification System

Roads in Town of Barnes are classified according to their function and jurisdiction. Classifications are divided into urban and rural categories based on population. Because the population of the Town of Barnes is below 5,000, it falls under the rural functional classification system.

The Functional Road Classification Map illustrates the functional classification of roads (see *Map 6-2*). In the future, some local roads may be elevated to a higher classification as traffic volumes increase. The functional road classifications are explained below:

Principal Arterials: Serve interstate and interregional trips. These routes generally serve all urban areas greater than 5,000 people. The rural principle arterials are further subdivided into 1) interstate highways and 2) other principle arterials.

The Town of Barnes does not have any principal arterials.

Minor Arterials: In conjunction with the principal arterials, they serve cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements.

The only existing principal arterial is State Trunk Highway 27 (State jurisdiction).

Major Collectors: Provide service to moderate sized communities and other intra-area traffic generators, and link those generators to nearby larger population centers or higher function routes.

County Trunk Highways N, A (both County jurisdiction), and Pease Road (local jurisdiction) are classified as major collectors.

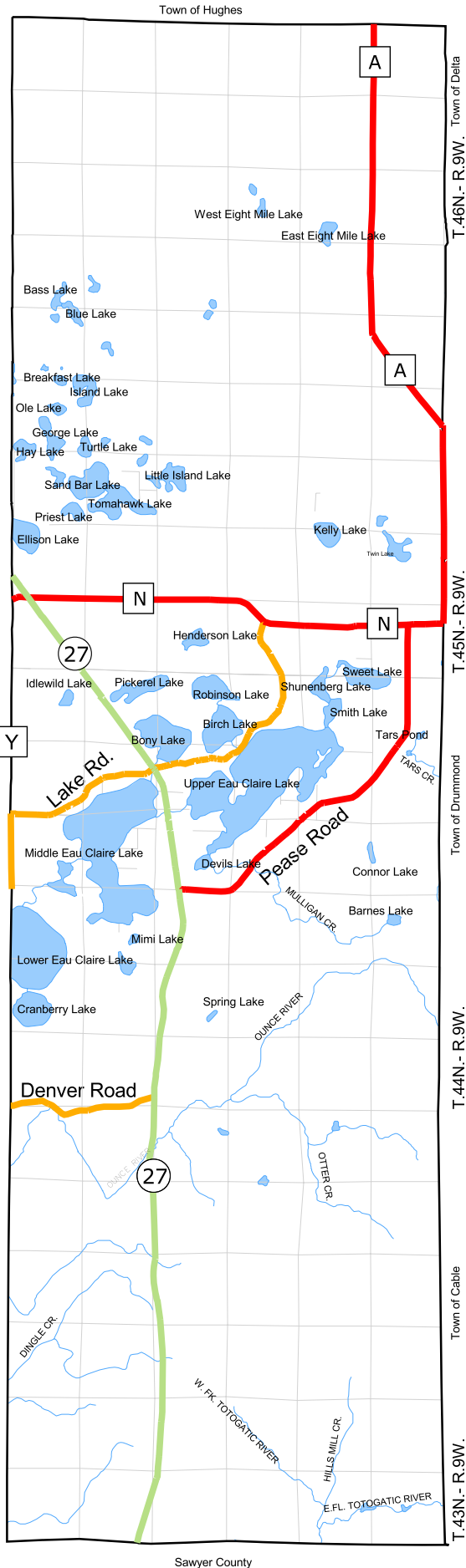
Minor Collectors: Collect traffic from local roads, and provide links to all remaining smaller communities, locally important traffic generators, and higher function roads. All developed areas should be within a reasonable distance of a collector road.

Lake Road, Denver Road (both local jurisdiction), and County Trunk Highway Y (County jurisdiction) are minor collectors in the Town of Barnes.










Local Roads: Provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads. Some roads that are currently designated as local roads may be changed to collector roads in the future. The remaining roads throughout the Town are considered local and/or private.

FUNCTIONAL ROAD CLASSIFICATIONS

TOWN OF BARNES
 Bayfield County, Wisconsin
 Map 6-2



LEGEND

-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Town Limits
-  Town Roads
-  County/State Roads
-  Streams
-  Section Lines
-  Lakes



Traffic Volumes









Traffic volumes have generally increased in the Town of Barnes. Table 6-1 shows the annual average daily traffic as calculated by the Wisconsin Department of Transportation (DOT). The DOT attempts to count traffic at the same location. Map 6-3 shows the two locations where these counts were taken. The increases can be attributed to two main factors. First, residents of the Town and surrounding area are making more frequent trips for shopping, commuting to work, visiting friends, etc. Secondly, tourism, especially in the summer, brings significant numbers of people into and through the Town of Barnes. It is expected that the amount of traffic will continue to increase in the future. The increased traffic will accelerate road degradation and may require local roads to be upgraded to operate at a higher function.

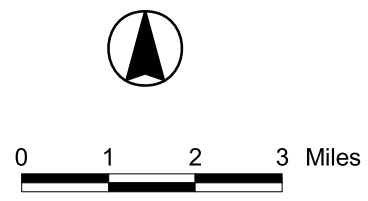
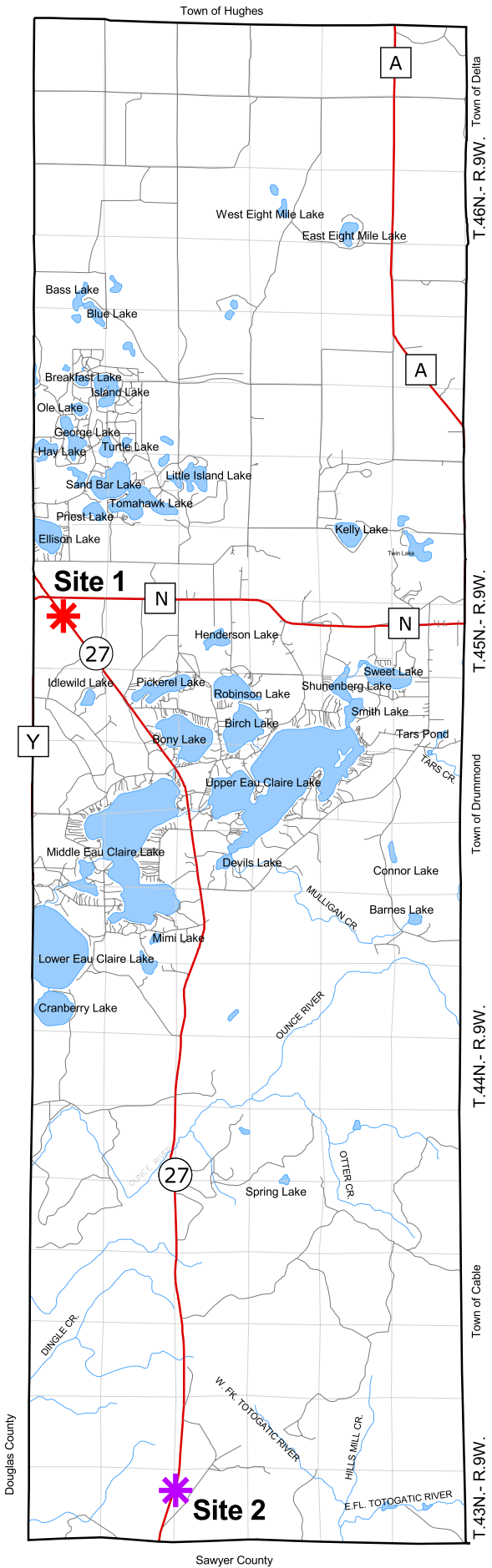
| Year | Site 1 | Site 2 |
|---|--------|--------|
| 2003 | 630 | N/A |
| 2000 | 1,200 | 1,100 |
| 1997 | 770 | 770 |
| 1994 | 1,000 | N/A |
| 1990 | 490 | 480 |
| 1986 | 710 | 690 |
| 1983 | 540 | 690 |
| 1980 | 490 | 600 |
| 1977 | 500 | 830 |
| 1974 | 460 | 510 |
| 1971 | 340 | 340 |
| 1968 | 290 | 300 |
| 1967 | 300 | 310 |
| 1966 | 110 | 150 |
| Source: Wisconsin Department of Transportation Bayfield County Land Use Plan | | |

ANNUAL AVERAGE DAILY TRAFFIC COLLECTION SITES

TOWN OF BARNES
 Bayfield County, Wisconsin
 Map 6-3

LEGEND

-  Site 1
-  Site 2
-  Town Limits
-  Town Roads
-  County/State Roads
-  Streams
-  Section Lines
-  Lakes



Town Roads

The Town of Barnes has a total of 149.2 miles of roads. Roads that are paved make up about 45.5 miles. Gravel roads make up 17.7 miles and sand roads make up the remaining 86 miles. Most of the roads in the populated areas near the lakes are paved or gravel. The majority of sand roads are found in the north portion of the Town.

Some of the biggest challenges to maintaining Town roads are the varying widths of right-of-ways and early road construction methods. Narrow right-of-ways make road widening, stormwater run-off control, and brush clearing difficult because of the lack of space to implement these actions.

Early roads were built by leveling the ground, and over time, due to continual grading, flat roads have developed with berms on each side. Some of these roads do not drain properly and require higher maintenance costs which could be reduced by establishing road design standards.

Driveways, Setbacks, and Parking Lots

Driveways, setbacks, and parking lots can have a lasting effect on the Town's northwoods character by making structures and vehicles highly visible. Many existing conditions, such as parking lots that are extensions of the roads, are the result of limited regulations and standards in the past.

There are several actions the Town may want to consider to preserve the northwoods character of the community. Driveway access points to properties could be limited and curved driveways encouraged to reduce the visibility of a structure. Front yard setbacks may be increased to set structures farther back from roads. Table 6-2 shows current setback requirements. Also, parking design standards could be developed to make large parking lots less visible.

The Town of Barnes is currently working on a Driveway Ordinance that addresses driveway locations and construction standards.

| Class of Highway | Setback from Centerline | Setback from Right of Way Line |
|------------------|-------------------------|--------------------------------|
| State & Federal | 110' | 50', whichever is greater |
| County | 75' | 42', whichever is greater |
| Town | 63' | 30', whichever is greater |

Source: Bayfield County Zoning

State Highway and County Trunk Highway Future Projects

State Trunk Highway 27 will be reconditioned in the near future. Traffic will be diverted along a detour through the Town of Barnes while road construction is taking place. The detour will be routed on County Road N to County Road A. The Bayfield County Highway Department will be extending the shoulders of the County Trunk Highways and adding new signage to upgrade the roads to safely handle the increased traffic. Starting May of 2006 and ending in September of 2006, County Trunk Highway N and County Trunk Highway A will be under construction for the planned improvements.

Road Expenditure Planning

With infrastructure comes maintenance. A sound transportation plan should be able to foresee and responsibly plan for upcoming expenses. Two ways of doing this is by participating in the PASER program and devising a Capital Improvements Plan (CIP).

Pavement ratings can be used for planning maintenance and budgets for local roadways. In 2001, a state statute was passed that requires municipalities and counties to assess the physical pavement condition of their local roads. A common method of doing this is referred to as Pavement Surface Evaluation and Rating or PASER. PASER rates roadways from Failed (needs total reconstruction) to Excellent (no visible stress). PASER allows for better allocation of resources, a better understanding of pavement conditions, and allows for long term planning. The Town of Barnes had their first PASER inventory completed in 2001. The most recent PASER study was completed in December of 2005.

Capital Improvements Plans are long-range strategies that match the costs of future capital improvements to anticipated revenues. CIP's usually identify projects and associated costs over a 5-year period and should be updated every year.

Rail

Demand for rail services in the Town of Barnes and Bayfield County have been limited. Currently, there is no active rail service in Bayfield County. The nearest access to freight service is the Duluth/Superior area and the City of Ashland.

The nearest passenger service is Amtrak and is located in St. Paul, Minnesota.

Public Transportation

At present, there is no bus service through the Town of Barnes. Access to bus transportation can be found in the Duluth/Superior area and the City of Ashland.

Transportation for the Elderly and Disabled

Bayfield County currently offers elderly and disabled residents transportation service. This service relies on volunteers to transport elderly and disabled residents in the Town of Barnes and throughout the County. Volunteers are paid the federal reimbursement rate of 40¢/mile. The cost for the ride however is based on a sliding scale depending on the purpose of the trip. Table 6-3 shows the percent co-pay for each trip category.

| Type of Trip | Percent the Rider Pays |
|--------------|------------------------|
| Medical | 30% |
| Nutrition | 50% |
| Occupation | 75% |
| Other | 100% |

Source: Human Services of Bayfield County

The remaining cost is covered by the federal, state, and local government. Anyone interested in becoming a volunteer driver can fill out the proper forms and information at the Human Services Department. All volunteer drivers are given background checks every year for proof of driving record and insurance.

Air Transportation

Air transportation is not directly provided to the residents of the Town of Barnes. While there is a private airfield within the Town of Barnes, the closest public airport for commercial flights is the Duluth International Airport located in Duluth, Minnesota. The airport is approximately 50 miles away and offers connections to the Minneapolis/St. Paul International Airport in the Twin Cities.

Area airports can be found in Solon Springs, Hayward, Cable, Drummond, Oulu, Superior, Ashland, and other locations.

Water Transportation

The Duluth/Superior area offers the closest water transportation facilities.

Truck Transportation

Commercial trucking in the Town of Barnes is accommodated by State Trunk Highway 27 and County Trunk Highways A, N, and Y.

Bicycles and Pedestrian

There are no sidewalks or trails in the Town of Barnes used for transportation. There are some trails in Tomahawk Park that are used for recreation. Those will be addressed in Chapter 7.

Transportation Goals, Objectives and Policies, Programs, & Actions

Goal 1: Provide for the safe and efficient movement of people and goods in the Town of Barnes.

Objectives

1. Minimize the impacts of noise and air pollution.
2. Provide long-range transportation planning that identifies potential safety and traffic problems and suggests solutions for them.
3. Reduce the possibility of accidents due to poor visibility at intersections.

Programs, Policies, and Actions:

1. Support a State, County, and Town road system that promotes connectivity.
2. Establish access controls where necessary to preserve the integrity of roadways in existing and newly developed areas.
3. Develop right-of-way and design standards for new roads.
4. Insure all Town roads have adequate signage.
5. Develop transportation alternatives for seniors, the elderly, and the disabled.

Goal 2: Maintain local roads in an efficient and cost-effective manner.

Objectives

1. Minimize Town road maintenance costs.

Programs, Policies, and Actions:

1. Work with the Town Roads and Property Foreman to develop road construction and design standards.
2. Require Town road reconstruction and all new roads to meet Town road construction and design standards.
3. Require developers to pay for professional supervision of road construction in new developments.
4. Develop a Capital Improvements Plan to plan long-term for road maintenance, reconstruction of existing roads and construction of new roads.
5. Pursue available grant monies to help offset the cost of transportation system upgrades.

6. Utilize PASER ratings to inventory road conditions and plan road improvements.
7. Coordinate road projects with Bayfield County and the Wisconsin Department of Transportation.

Goal 3: Ensure transportation standards and improvements are compatible with the Town of Barnes' northwoods character.

Objectives

1. Reduce the visual impact of roads, driveways, and parking lots.

Programs, Policies, and Actions:

1. Encourage curved driveways that hide structures.
2. Develop driveway access standards that limit the number of access points to a parcel of land.
3. Develop parking design standards that hide large parking areas.
4. Review front yard setbacks to determine if distances need to be increased.
5. Require new road design and construction to have a minimal impact on the Town's natural environment.
6. Encourage and maintain vegetative screening between roads and buildings.

CHAPTER 7

COMMUNITY FACILITIES AND UTILITIES

Introduction

Chapter 7 inventories community facilities and utilities available in the Town of Barnes (see Map 7-1). It is intended to identify future needs and allow the Town to prioritize and plan for them.

Facilities such as parks and trails serve residents and visitors and can have a positive economic benefit. Other facilities add to the quality of resident’s lives. The availability of utilities can attract new development and businesses to the area. Because of its rural nature, the types of facilities and utilities are limited.

Survey Results

The Town of Barnes Community Survey asked renters and property owners which facilities will the Town need to construct or expand in the next 10 to 20 years. The top three responses were emergency services, fire department, and a medical facility or clinic. Respondents indicated there would not be a need for a swimming pool, school, or recreational center.

| | Strongly agree | Agree | Disagree | Strongly disagree | Not sure |
|----------------------------|-----------------------|--------------|-----------------|--------------------------|-----------------|
| 1. Medical Facility/Clinic | 19.9% | 33.2% | 22.5% | 5.1% | 12.7% |
| 2. Library | 8.7% | 31.0% | 29.1% | 6.8% | 16.4% |
| 3. Fire Department | 18.1% | 50.9% | 11.3% | 1.3% | 12.5% |
| 4. Emergency Services | 19.8% | 52.6% | 8.6% | 1.4% | 11.2% |
| 5. Parks | 5.8% | 28.7% | 35.1% | 5.4% | 17.8% |
| 6. Schools | 4.2% | 18.3% | 35.1% | 10.4% | 24.4% |
| 7. Recreational Center | 6.4% | 26.1% | 34.5% | 10.0% | 16.0% |
| 8. Swimming Pool | 4.0% | 10.3% | 43.9% | 18.6% | 16.3% |
| 9. Day Care | 3.8% | 23.1% | 29.7% | 9.1% | 26.5% |
| 10. Van service | 6.8% | 29.5% | 23.3% | 7.7% | 25.2% |
| 11. Other (Please Specify) | 3.0% | 1.5% | 2.4% | 1.0% | 9.7% |

When asked if the Town of Barnes needs to explore developing a sanitary sewer district, almost 50% indicated “no” while approximately 27% said “yes”.

- 1. I strongly agree. **6.9%**
- 2. I agree. **19.7%**
- 3. I disagree. **30.1%**
- 4. I strongly disagree. **17.1%**
- 5. Not sure. **24.2%**

When asked if the Town of Barnes should allow ATV use on Town Roads, almost 43% agreed while almost 50% disagreed.

- 1. I strongly agree. **19.3%**
- 2. I agree. **23.3%**
- 3. I disagree. **21.1%**
- 4. I strongly disagree. **28.2%**
- 5. Not sure. **7.2%**

When asked if they would support or oppose the increased development of these forms of recreation, a majority of respondents supported the development of all forms of trails. The largest opposition was for ATV trails (30.4%), Snowmobile trails (21.8%), and then horseback riding trails (14.3%).

| | Support | Oppose | No Opinion |
|--------------------------------|----------------|---------------|-------------------|
| 1. Biking Trails | 78.7% | 9.2% | 9.0% |
| 2. Hiking Trails | 82.6% | 7.5% | 7.7% |
| 3. Snowmobile Trails | 66.4% | 21.8% | 8.9% |
| 4. ATV Trails | 58.4% | 30.4% | 8.3% |
| 5. Cross Country Skiing Trails | 81.4% | 7.1% | 9.2% |
| 6. Horseback Riding Trails | 60.1% | 14.3% | 22.3% |

Cemeteries

The Barnes Cemetery is located on Ellison Lake Road and was first used as a cemetery in 1924. The cemetery is managed by a six person committee. The committee addresses cemetery related issues that arise and presents solutions to the Town Board. The committee is assisted by a few grounds and maintenance staff. Funding for the cemetery comes from the sale of burial plots and Town property taxes. Currently, the cemetery uses about eight acres of a 40 acre parcel that is owned by the Town of Barnes.

Health Care Facilities

There are no health care facilities located in the Town of Barnes. The Town holds a Health Fair every year in the Fall and medical personnel come to the Town Hall to give flu shots, take blood pressure, examine eyes, and perform other basic care.

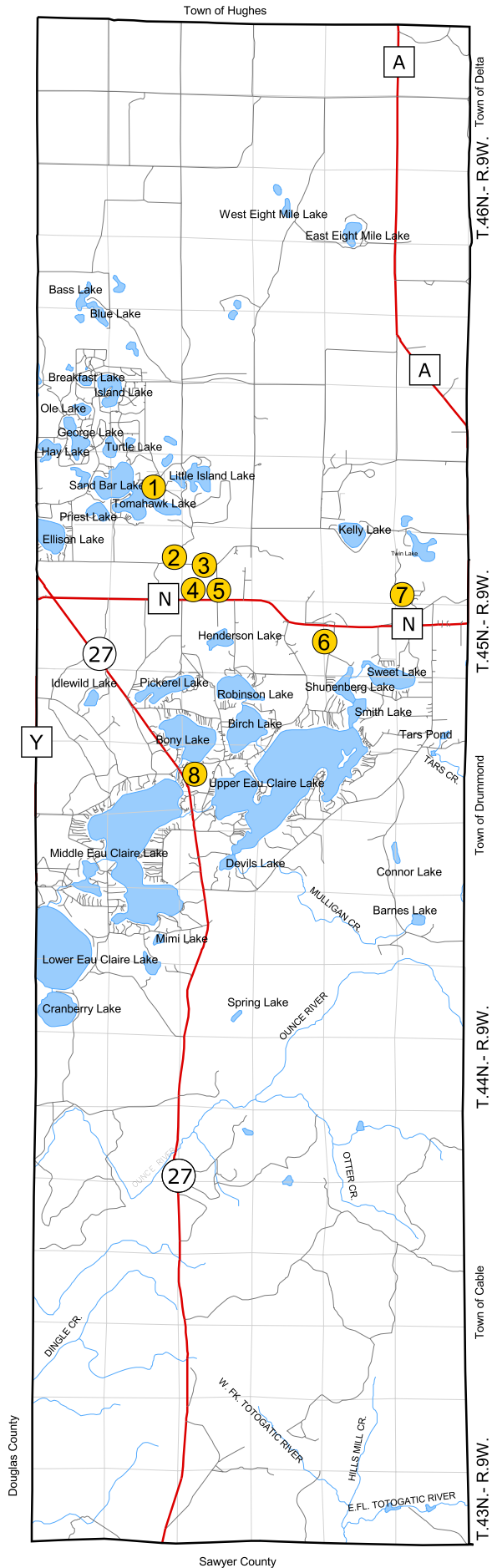
The St. Mary's/Duluth Clinic Health System has a clinic located in Hayward that offers family practice, general surgery, and internal medicine services. The Hayward Area Memorial Hospital is a 25 bed Critical Access Hospital that has two medical clinics and a long term care center. There are 20 full-time physicians on the medical staff. Other health care options can be found in Ashland, Duluth/Superior, and the Twin Cities Metropolitan Area.

The Town may want to arrange more frequent visits of area medical staff to assist residents.

COMMUNITY FACILITIES

TOWN OF BARNES
Bayfield County, Wisconsin

Map 7-1



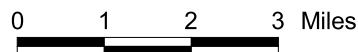
LEGEND

- ① Tomahawk Park
- ② Cemetery
- ③ Town Park
- ④ Town Shop, EMS, and Fire Station
- ⑤ Town Hall
- ⑥ Transfer Station
- ⑦ Rifle Range
- ⑧ Post Office

□ Town Limits

ROADS

- ▬ Town Roads
- ▬ County/State Roads
- ▬ Streams
- ▬ Section Lines
- ▬ Lakes



Child Care Facilities

There are no licensed child care facilities in the Town of Barnes. Future demands will likely be met by local residents offering child care in their home.

Town Constable

The Town Constable currently operates out of his home and provides his own vehicle and boat. The Town Constable has the authority to give citations and enforce Town ordinances, and issue citations for violations of state statutes. The Town of Barnes is exploring the possibility of creating a police force.

Fire/Ambulance

The Barnes Volunteer Fire Department and Barnes Ambulance Service share a building with the Town garage. The building is located on County Highway N next to the Town Hall. The fire department is run with the help of 15 volunteers while the ambulance service has approximately 10 volunteers. The Barnes Volunteer Fire Department and Barnes Ambulance Service both need more volunteers.

The fire department and ambulance service share one half of the building. The fire department goes on approximately 25 to 30 calls per year while the ambulance service goes on approximately 50 calls per year. Because of increased equipment and operational standards, additional space may be needed in the next 10 years. Every two years, the facilities and equipment are evaluated for future needs. In the next year or two, it is anticipated that a new fire engine will be needed to replace an existing fire engine.

Town Garage

The Town Garage shares a building with the Barnes Volunteer Fire Department and Barnes Ambulance Service. The building is located on County Highway N next to the Town Hall. The current building provides sufficient room for the near future and there are no equipment needs at this time.

Libraries

The Town of Barnes does not have a public library. Residents who want library services use those in Solon Springs, Drummond, or Hayward. A Library Committee has been formed to study and evaluate the need and feasibility of library in the future.

Schools

The Town of Barnes is part of the Drummond School District. Enrollment is at 538 students for the 2005-06 school year. Approximately 267 students attend preschool through sixth grade, 87 students attend 7th and 8th grade, and 191 students attend grades 9-12. This number has been dropping approximately 2% to 4% annually and the decline is expected to continue. Attendance in 2000-01 was 575 students. The K-12 facility, located at 52440 Eastern Avenue, was built in 1992 and had further additions in 1994-96. In 2006, the Town of Barnes is represented by a regional member of the Board of Education.

Town Hall

The first Barnes Town Hall was built in 1905. The current Town Hall, located on County Highway N, was built in 1936 and has been remodeled several times. The Town Hall has a meeting room, restrooms, a kitchen, and offices. It is used for Town meetings, elections, and a meeting place for various local organizations.

The Town is planning a future expansion. This could provide space for a Senior Center, library, museum, and other community related needs being considered.

Currently, 35 acres of land behind the existing Town Park are being considered for a future Town complex. If a new Town Hall is built, the Town will have to determine if the old Town Hall should be moved or used for a different purpose.

Post Office

The U.S. Postal Service rents space from the State Bank of Drummond, and is staffed by bank employees. It is located at 50490 State Highway 27. All services, except Post Office Boxes, are provided on site. No increases in services are planned at this time.

Parks and Trails

Tomahawk Park and Barnes Town Park are managed by the Barnes Recreation Committee. The committee has eight members and their responsibilities include overseeing the park's needs and making recommendations to the Town Board. The committee also organizes swimming lessons at Tomahawk Park. The Town also has numerous boat landings (*see Map 7-2*).

The Barnes Town Park has the following amenities:

- Tennis Courts
- Basketball Court
- Ball Field
- Pavilion
- Ice Skating/Roller Rink
- Playground Equipment

Tomahawk Park has the following amenities:

- Public Beach
- Tomahawk Lake Skiing/Hiking/Biking Trails
- Sliding Hill

Each year, the Barnes Recreation Committee creates a list of improvements and presents them to the Town Board for budget consideration. Current suggested improvements are as follows:

- Walking and biking trail behind Barnes Town Park
- Volley ball area (Barnes Town Park)
- Horseshoe pits (Barnes Town Park)
- Skate Park (Barnes Town Park)
- Expand playground equipment (Barnes Town Park)

Tomahawk Park offers opportunities for biking and hiking on its ski trails. The trails are made of two loops. The loop marked blue is 1.7 miles in length. The loop marked yellow is about 4.5 miles in length with a short cut reducing it to 2.5 miles. Residents also enjoy walking along logging roads on land open to the public.

The Bayfield County Land Use Plan identifies State Trunk Highway 27 as having moderate conditions for bicycling. County Trunk Highways Y, N, and A are identified as best routes for bicycling. The Town may want to consider paved shoulders, appropriate signage, and pavement markings to indicate these as bike routes. An alternative would be a bike trail along these roads to improve safety.

Based on the survey results, the Town may want to look into the expansion of a variety of trails and promote silent sports. The development of these trails could have a positive economic impact by drawing people to the Town. Developed trail systems could be used to hold competitive events that would draw competitors and observers to the Town of Barnes.

Trails can have multiple functions. Biking/Hiking Trails can be used for cross country skiing and snowshoeing in the winter. Any future trail system should look

at existing area trails or sites of importance so that they may be connected to over time.

Expanding the existing trail system and planning new trails can help make the Town of Barnes a destination place and have a positive effect on the local economy.

ATV and Snowmobile Trails

The Lake Country ATV Club maintains ATV trails in the Town of Barnes. The club has been in existence for seven to eight years. The trail network was originally established to connect local businesses. Leases were obtained from land owners as well as State and County government in order to create the trail network.

Membership fees are used to maintain the trail. State fees are collected from out of state users and dispersed to clubs based on the length of trails. The Lake Country ATV Club is responsible for signage. Trails are posted at 25 miles per hour. There are also noise limitations set for ATVs. Many of the ATV trails run along the shoulders of local roads, which have caused some erosion problems. The Lake Country ATV Club is willing to work with the Town of Barnes Highway Department to make any needed repairs. There are no current plans to expand the trail system at this time.

The Barnestormers Snowmobile Club is responsible for trail development and maintenance in the Town of Barnes. The Club has approximately 60 members. Club members brush trails, obtain easements, and take care of signage. Trails that are properly maintained are groomed by the Snowmobile Alliance of Bayfield County. There are some conflicts with roads being used for trails. When these roads are plowed, the earth is exposed creating a poor surface for snowmobiling. The Barnestormers Snowmobile Club would prefer to have trails on the sides of roads and this is an issue they are addressing where possible.

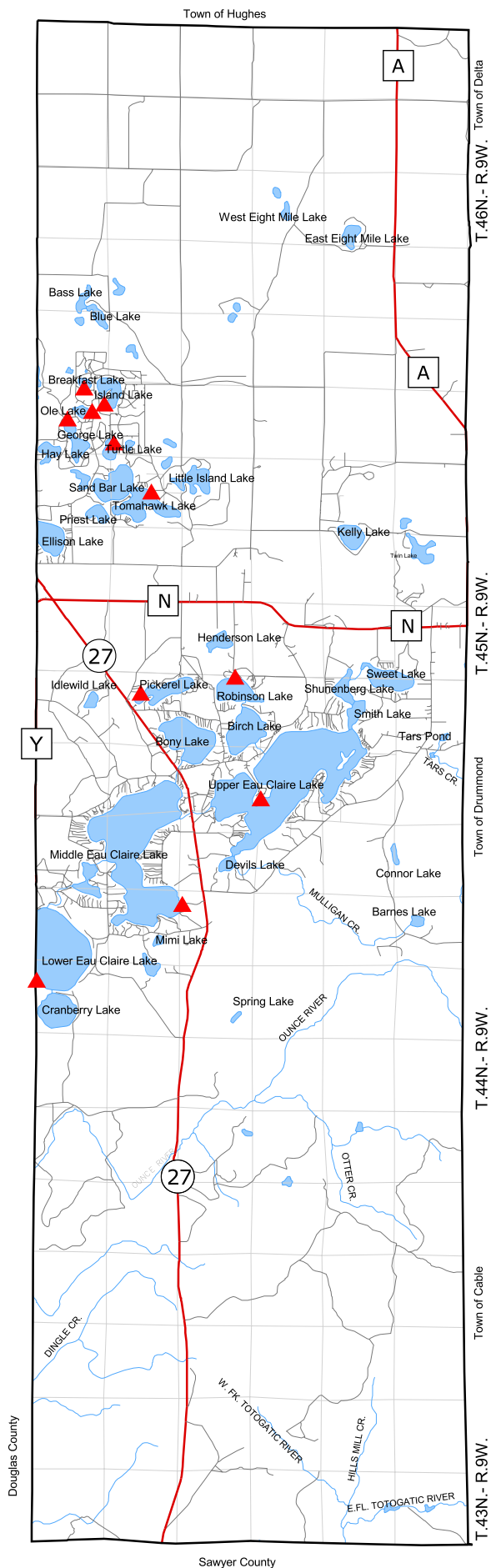
The Barnestormers Snowmobile Club has minimal equipment such as saws and posthole diggers for trail maintenance. A trail groomer is stored in the Town of Barnes. The Town Garage offers space one day a week for groomer maintenance. In the future, the club would like to have its own building to store the groomer.

The club raises money for expenses through membership fees and a large raffle. There are no plans for trail expansion in the future.

BOAT LANDINGS

TOWN OF BARNES

Bayfield County, Wisconsin
Map 7-2



LEGEND

- Boat Landings
- Town Limits

ROADS

- Town Roads
- County/State Roads
- Streams
- Section Lines
- Lakes



Source: Town of Barnes



Rifle Range

The rifle range is located on Rifle Range Road, north of County Highway N. It is owned by the Town of Barnes but maintained by the Eau Claire Lakes Conservation Club. Annual maintenance costs for the rifle range are met by private donations. The rifle range is open year round and is open to the public. The rifle range has six targets for rifle, hand gun, and black powder target shooting. Two archery targets were added two years ago. No future improvements are anticipated at this time.

Water Supply

All water in the Town of Barnes is supplied by private wells. It is anticipated that the available water supply is adequate to meet the future needs of the Town. A community well may be needed if the groundwater contamination ever occurs or if a proposed Conservation Subdivision Ordinance requires it.

Private Onsite Wastewater Treatment Systems (POWTS)

All wastewater treatment needs in the Town of Barnes are served by Private Onsite Wastewater Treatment Systems (POWTS). POWTS are commonly referred to as septic systems or holding tanks. Failing systems can have a negative impact on groundwater and surface water quality. Beginning in 2006, Bayfield County enacted stricter controls over POWTS to ensure they are inspected and pumped. Compliance will ensure the systems will work properly and not harm the Town's water resources.

Groundwater contamination or lake degradation due to failing systems can be addressed two main ways. The failing systems could be replaced or a sanitary district could be created. A sanitary district would result in the creation of a wastewater treatment plant. A sanitary district can be created by residents who petition the Town to create the district. If 51% of the residents or owners of 51% of the land within the proposed district sign the petition, the Town Board must conduct a public hearing to determine if the district will be created. The Wisconsin DNR can also require a sanitary district to be formed if local government is unresponsive to the decline of water resources due to failing system.

If the Town develops a Conservation Subdivision Ordinance, the use of smaller "common" systems may be required.

Stormwater Management

The Town of Barnes does not have a stormwater system. Stormwater is generally handled by ditches and culverts. In the Town of Barnes, stormwater runoff creates problems with road maintenance. Many roads were not designed

with ditches or crowned surfaces. The roads hold water after a storm event. The Town Road and Property Foreman is currently developing design standards for future road construction to avoid this problem.

The addition of impervious surfaces and pre- and post-construction practices have an impact on the quality and quantity of stormwater runoff and its impact on the Town's water resources. Stormwater and its relation to water quality and quality are discussed in Chapter 2.

Solid Waste Disposal/ Recycling

The Town of Barnes Transfer Site is located east of Lake Road on County Highway N. The site is open for limited hours on Saturday, Sunday, Monday, and Wednesday.

Residents can bring their garbage, recyclables, brush/leaves, and appliances/tires/scrap to this site. Garbage and household items are charged a fee. Residents can contract individually with Waste Management for home pickup. Hazardous materials are collected during Bayfield County's Clean Sweep program during the summer. Currently, the Transfer Site is meeting the needs of the residents.

Telecommunication Facilities

Chequamegon Communications of Cable, Wisconsin provides telephone service to the Town of Barnes. In 2005, cable TV and DSL online services were extended to some areas of the Town. The area of service will gradually increase over time. Residents have indicated that a cell tower is needed in the area to improve cellular phone service.

Transmission Lines

There are no transmission lines within the Town of Barnes. Electricity is provided by Bayfield Electric Cooperative of Iron River and Dahlberg Light and Power Company of Solon Springs. It is anticipated that these companies will continue to meet the needs of the Town residents and businesses.

Community Facilities and Utilities Goals, Objectives, and Policies, Programs, and Actions

Goal 1: Continue to acquire land for future Town facilities needs.

Objectives

1. Provide room for Town facility expansion at present sites.
2. Ensure room for potential new Town parks and existing parks to grow.

Programs, Policies, and Actions

1. Monitor development of Town lands to anticipate future land needs.
2. Obtain large parcels of land adjacent to existing Town lands.
3. Research and apply for grants that help purchase land for passive park uses.
4. Explore alternative ways to acquire land through easements or donations.

Goal 2: Support continued regulation of private onsite wastewater treatment systems and stormwater management.

Objectives

1. Protect the Town's water resources.
2. Protect the health and safety of Town residents and visitors.

Programs, Policies, and Actions

1. Support the enforcement of Wisconsin Department of Natural Resources/Bayfield County stormwater runoff regulations.
2. Review Wisconsin Department of Natural Resources/Bayfield County stormwater runoff regulations to identify areas that could be made more effective and consider creating ordinances at the County or Town level.
3. Support Bayfield County's efforts to create a database to track septic system pumping and inspection.

Goal 3: Support the expansion of telecommunication infrastructure in the Town of Barnes.

Objectives

1. Provide modern infrastructure that allows people to work at home or start businesses.

Programs, Policies, and Actions

1. Support a cellular phone tower in the area that is not visually intrusive.
2. Support the continued expansion of cable TV and DSL internet services throughout the Town.

Goal 4: Provide community facilities at a reasonable cost to property owners in the Town of Barnes.

Objectives

1. Reduce the financial burden of taxpayers for providing community services.

Programs, Policies, and Actions

1. Research and apply for grants and explore other creative ways that allow for the purchase of equipment, land, and upgrading of Town facilities.
2. Encourage Town groups and organizations to volunteer for park maintenance and installation of new equipment.
3. Create a 5-Year Capital Improvements Plan that helps budget and plan for future parks, emergency services and equipment, Town buildings, and road needs.
4. Create an Ad-Hoc Committee to study need for future locations and financial issues related to future Town facility needs.

Goal 5: Support the development and preservation of biking and hiking trails.

Objectives

1. Promote silent sports such as hiking and biking.
2. Provide opportunities for residents and visitors to exercise and enjoy the Town's natural resources and wildlife through silent sports.

Programs, Policies, and Actions:

1. Support the expansion of trails at Tomahawk Park.
2. Organize volunteer groups to maintain trails and reduce costs to the Town of Barnes.
3. Coordinate with Bayfield County, neighboring Counties, and neighboring Towns in planning and implementing a regional bicycle/pedestrian path system.
4. Insure safety of hikers and bicyclists through trail improvements, properly marked paths, and promoting safety education programs.
5. Encourage enrollment in managed forest programs that leave property open to the public to use it for hiking and biking.
6. Provide hiking and biking opportunities located off Town roads.
7. Explore ways to create or expand a hiking/biking system that connects to other trails.
8. Develop a plan for extending opportunities for recreation that is in line with the environmental goals of the Town.
9. Research and submit grants to expand opportunities for quiet sports (land purchases, design, and development).

CHAPTER 8

INTERGOVERNMENTAL COOPERATION

Introduction

In many rural communities, it is difficult and expensive to provide services to residents. Intergovernmental cooperation and coordination with neighboring governments and agencies can help improve service coverage, reduce potential costs, share expertise, and increase understanding between communities. Cooperation can be developed over time.

Survey Results

Residents often are not aware of cooperative agreements their communities make. In the 2004 Town of Barnes Community Survey, almost 60% of all respondents indicated they had no opinion when asked about the working relationship between the Town of Barnes and the Drummond School District, Bayfield County, Wisconsin Department of Transportation, Department of Natural Resources, and neighboring towns.

Existing Agreements

The Town of Barnes has several formal and informal cooperative agreements with neighboring governments and agencies. The agreements are listed below:

- ✓ The Town has adopted Bayfield County Zoning and relies on the County for information on zoning changes, variances, and enforcement.
- ✓ The Town Constable works with Bayfield County. The County dispatches 911 calls. Bayfield County and the State Patrol will assist in calls when requested.
- ✓ The Town of Barnes EMS Department has mutual aid agreements with the Bayfield/Ashland EMS Association and Gold Cross from Douglas County. The department also has contracts with the Town of Highland in Douglas County for services.
- ✓ The Barnes Fire Department has mutual aid agreements with Bayfield County and Highland Township in Douglas County.
- ✓ Barnes/Eau Claire Lakes Property Owners Association works to protect the Eau Claire Chain of Lakes and includes Town of Barnes and Town of Gordon (Douglas County) residents.
- ✓ Bayfield County Emergency Management works with communities to coordinate intercepts for ambulance service, medical helicopter service, local emergency planning, and 9-1-1 system.

Conflict Resolution

When conflicts arise, it is important to address them in a manner that produces mutual understanding of the issues and creates an atmosphere under which the conflicts can be resolved successfully. The Town should hold joint meetings with neighboring governments and agencies to resolve future conflicts.

Future Areas for Intergovernmental Cooperation

Existing and future intergovernmental cooperation can make a difference in implementing the Town's Comprehensive Land Use Plan. Many issues, such as natural resource protection, extend beyond political borders. Listed below are potential areas for cooperation the Town of Barnes may wish to pursue:

- ✓ Work with the WDNR and other environmentally-focused agencies, neighboring towns, and groups on natural resource, lake, watershed, and invasive species management.
- ✓ Coordinate with Bayfield County if developing local ordinances.
- ✓ Continue to explore ways to improve police, fire, and emergency services.
- ✓ Work with Bayfield County and neighboring towns when considering walking, biking, or other trail systems.
- ✓ Work with the Drummond School District on long range planning.
- ✓ Work with the Drummond School District on service learning projects.
- ✓ Work with the surrounding Towns and Counties to develop ordinances that protect the areas natural resources.
- ✓ Coordinate with the State Historical Society and the Barnes Area Historical Association when developing the Town's historical museum and cultural sites.
- ✓ Work with developers, Bayfield County Housing Authority, and Habitat for Humanity to create affordable housing strategies.
- ✓ Continue to use Bayfield County UW-Extension and Northwest Wisconsin Regional Planning Commission as an information resource.
- ✓ Work with the Wisconsin Department of Tourism and Bayfield County Tourism to promote the Town of Barnes.

Intergovernmental Cooperation Goals, Objectives, and Policies, Programs, and Actions

Goal 1: Establish mutually beneficial intergovernmental relations with neighboring towns and government agencies.

Objectives

1. Work with government agencies on resource management and protection.
2. Provide adequate and reliable police, fire, and emergency services for area residents.
3. Reduce costs for services to taxpayers.

Policies, Programs, and Actions

1. Coordinate with the WDNR on natural resource management and protection issues.
2. Provide copies of the Town of Barnes Comprehensive Land Use Plan to surrounding governments, Bayfield County, and the Northwest Regional Planning Commission.
3. Work to resolve potential conflicts through joint meetings.
4. Establish Joint Committees to focus on specific/common issues.
5. Actively promote cooperation to achieve goals and objectives set forth in Comprehensive land use Plan and maximize human and financial resources.

CHAPTER 9

PLAN IMPLEMENTATION

Introduction

Once the Town of Barnes Comprehensive Land Use Plan is adopted, it can be implemented. Often the word “tools” is applied to the different methods that can be used to implement the plan. Implementation tools can be recommendations, educational pamphlets, committees, groups, local government, and ordinances.

The Plan Implementation chapter will present a wide arrange of tools the Town of Barnes may consider using to implement the prioritized goals, objectives, policies, programs, and actions of each chapter.

Survey Results

In the 2004 Town of Barnes Community Survey, property owners and renters where asked two questions relating to plan implementation. Respondents indicated they were highly in favor of public education as a means of making sure the ordinances are used effectively while the implementation of impact fees was mixed.

Bayfield County or the Town of Barnes has ordinances regulating shoreland lighting, boat activity, and building construction (to name a few). What are the two best ways to make sure these ordinances are used effectively?

| | |
|---|--------------|
| Hire someone full-time to enforce ordinances. | 22.8% |
| Consider stricter ordinances. | 12.1% |
| Better educate the public. | 69.6% |
| Ordinances need to be “loosened”. | 9.0% |
| Use volunteers for enforcement. | 21.0% |
| Not sure. | 10.3% |

The Town of Barnes should consider implementing impact fees, which are assessed per lot on new developments because of their financial impact on the Town’s public facilities, utilities, and roads.

| | |
|----------------------|--------------|
| I strongly agree. | 16.8% |
| I agree. | 27.0% |
| I disagree. | 24.5% |
| I strongly disagree. | 12.6% |
| Not sure. | 17.0% |

Potential Implementation Tools

Implementation tools can be grouped into regulatory and non-regulatory. Regulatory tools can be state, county, and town codes and ordinances the Town of Barnes uses to regulate it. Non-regulatory tools can be measures the Town government or residents voluntarily take to achieve a goal. Regulatory and non-regulatory tools can be used to do budgetary planning, public education, and preserve land.

| <i>Regulatory Tools</i> | <i>Brief Description</i> | <i>Applicability</i> |
|--------------------------------|---|---|
| Zoning | Zoning regulates how a property owner's land may be used in respect to lot size, setbacks, and the size and height of structures. It provides standards for residential, commercial, and industrial development. | <p>Cities and villages may adopt general zoning within their borders. They also have the authority to establish extraterritorial zoning in adjacent towns under the jurisdiction of a joint city, village, and town committee.</p> <p>Counties may adopt a general zoning ordinance covering all areas in the county outside cities and villages. The ordinance is only applicable in a town only if the town board approves the ordinance. A town may adopt only a part of the county zoning ordinance.</p> <p>In counties that have general county zoning, town zoning is possible only with the agreement of the county board. Town residents may vote to assume village powers. The town may then develop a zoning ordinance following the same procedures for cities and villages.</p> |
| Special Zoning | Wisconsin has several special zoning programs with specific statutory requirements that distinguish them from general zoning. Special zoning includes exclusive agricultural zoning, floodplain zoning, and shoreland zoning. | <p>Cities, villages, and counties are all required to adopt floodplain zoning. Counties are required to adopt shoreland zoning for the towns. County shoreland and floodplain zoning are not subject to approval by the towns. Cities and villages are required to adopt zoning to protect certain wetlands.</p> <p>The Wisconsin Department of Natural Resources sets the minimum standards for floodplain and shoreland/wetland zoning; local communities have the right to be more restrictive in their regulations.</p> <p>Exclusive agriculture zoning allows communities to participate in the Department of Agriculture, Trade and Consumer Protection's Farmland Preservation Program. Farmers in counties not in this program may participate by agreement with DATCAP.</p> |
| Subdivision Ordinances | Subdivision ordinances pertain to the design of subdivided land. It specifies the subdivider's responsibility for installing curb, sidewalks, plant trees, and provide utilities. | Counties, cities, villages, and towns can all adopt subdivision or land regulations. Towns do not need the approval of counties to adopt subdivision regulations and counties do not need the approval of towns for the county subdivision ordinance to apply within that town. |

| | | |
|-----------------------------------|--|---|
| Official Mapping | Official maps are an effective means to reserve land for future public use. The maps may include extraterritorial areas and show existing and planned public facilities. | Cities, villages, and towns can all adopt official maps. Cities and villages may make their official maps applicable in the extraterritorial area. County approval is not needed for towns to adopt official maps. |
| Historic Preservation Ordinance | Meant to protect historic buildings and districts in communities and enhance the character of the community. | Counties, cities, villages, and towns can adopt historic preservation ordinances. Cities and villages that contain property listed on the state or federal register of historic places must enact and historic preservation ordinance. |
| Design Review | Allows communities to establish their desired future appearance by controlling landscaping, architectural, signage and site design conditions. | Communities can adopt design review as part of a zoning ordinance and a community's statutory police power regulatory authority. Communities typically assign design review to the plan commission or a separate design review committee. |
| Moratoria | A moratorium is used to temporarily limit issuance of permits while new regulations are being developed so that plan objectives are not undermined. | While there is no specific statutory moratorium authority, communities have relied upon general and implicit authority to impose moratoria while they update or develop a plan and implementation tools. Moratoria should be used only in good faith planning efforts and should be limited to scope and time. |
| Stormwater Management Regulations | Stormwater management ordinances or plans are designed to address the quality and quantity of stormwater runoff and its impact on water resources. | Counties, cities, villages, and towns can adopt stormwater management plans or ordinances. The plans or ordinances are used to address erosion and stormwater runoff during construction and post-construction phases of development. Communities also use these to address the quantity and quality of stormwater runoff and its impact on water resources. They can also be used to address flooding issues. |
| Conservation Subdivision | Provides incentive for developers to cluster lots onto a percentage of their property and place the remaining land into a conservation easement. | Counties, cities, villages, and towns can adopt a conservation subdivision ordinance or make it part of their subdivision ordinance. A conservation subdivision allows for the protections of |

| Land Preservation & Acquisition Tools | Brief Description | Applicability |
|--|--|--|
| Purchase of Development Rights (PDR) | Allows a group, government, or individual to purchase development rights on land to permanently preserve it. | Counties, cities, villages, and towns all have the authority to use PDRs. A conservation easement is recorded to indicate that the development rights have been removed from the land. |
| Conservation Easements | Voluntary preservation of land from development in perpetuity. A conservation easement is recorded in the county register of deeds office. | Counties, cities, villages, towns, and conservation groups can use conservation easements. Donated conservation easements that meet federal tax code requirements qualify as charitable deductions for landowners. |

| | | |
|--------------------------------------|--|---|
| Transfer of Development Rights (TDR) | Allows for the buying and selling of rights to develop property within designated sending and receiving areas. In general, it allows for development in rural areas while protecting agricultural lands or valuable natural resources through the use of conservation easements. | TDR is typically used in rural towns to allow development while protecting valuable natural resources and lands being used for agriculture. TDR is generally used in areas that are experiencing development pressure. TDR is used to as an incentive to provide equity to landowners who want to preserve their land yet may be tempted to sell their land to developers in order to benefit from high land prices. |
| Donations | Land can be donated to communities by individuals or businesses. | Counties, cities, villages, and towns can receive land at no cost to the public. |
| Eminent Domain | Allows for government to take private property for public purposes, even without owner consent, granted that the government provides compensation to the property owner for their loss. | Counties, cities, villages, and towns can condemn land using the power of eminent domain. This authority can also be used to take partial interests in land such as an easement. |
| Reserved Life Estates | Land owners can donate or sell their title land to a community or conservation group and continue to live on it. | Counties, cities, villages, and towns can obtain parcels of land. The owner receives tax benefits but the management of the land may be restricted. |
| Direct Purchase | Land is purchased by the public or a conservation group. | Counties, cities, villages, and towns can get desirable land for parks, preserve historical and archeological sites, or protect unique natural resources. |
| Land Trusts | Land Trusts are private non-profit organizations established to protect land and water resources. Generally, they are community-based organizations. | Communities can work with land trusts for the long-term preservation of agricultural areas and important natural resources. Land trusts often seek the purchase or donation of land or conservation easements to limit harmful development. |

| Financial Tools | Brief Description | Applicability |
|--------------------------|--|---|
| Impact Fees | Financial contributions imposed on new development to pay for capital improvements needed to serve the development. | Counties, cities, villages, and towns can all impose impact fees for certain public facilities. |
| Capital Improvement Plan | Help a community plan for the timing and location of capital improvements. Ensures proper local budgeting for capital improvements. | Counties, cities, villages, and towns can all adopt capital improvement programs. |
| Tax Increment Financing | This tool is used by communities to capture future increases in property tax revenue and make these dollars available as a development incentive, subsidy or investment. | Cities, villages, and towns can create TIF districts to encourage economic development in distressed or underdeveloped areas where development would not otherwise occur. |

| | | |
|---|---|---|
| Stormwater Utility | Allows communities to add an additional charge to a utility bill that is used to maintain stormwater management facilities. | Counties, cities, villages, and towns can assess a stormwater utility to maintain, operate, and construct new stormwater management facilities. The facilities are used to protect water resources and control water quantity and quality. Projects can include the construction and maintenance of storm sewer, stormwater ponds, and swales. |
| Shared Service Agreements and Revenue Sharing | Many of the services provided by local governments to their citizens are also provided by neighboring communities. To address related coordination and funding issues, communities may enter into agreements with each other for shared service delivery in order to improve the economic health of all the communities involved. | Counties, cities, villages, and towns can enter into contracts to share the costs of services with neighboring communities. Services can include providing utilities, road maintenance, or the use of public facilities. Sharing services reduces the cost of providing these services to each community. |
| Grants | Free monies typically awarded by state agencies or private organizations. Often, there is cost sharing involved with the community. Grants can be awarded for many things such as education, protection of natural resources, and creating plans. | Counties, cities, villages, towns, and organizations can all apply for grants. Grant monies do not have to be paid back. |
| Forest Tax Laws | Encourages sustainable forestry on private lands by offering tax incentives. | Managed Forest Law is available to private land owners with 10 or more acres of woodlands. It provides tax incentives for sustainable forestry. Land owners can receive higher tax breaks if the land is open to the public for hunting or other recreational uses. |

| <i>Non-Regulatory Tools</i> | <i>Brief Description</i> | <i>Applicability</i> |
|------------------------------------|---|--|
| Cooperative Boundary Agreements | Serve to abate or eliminate often long-standing conflicts with respect to planning, zoning, property tax base, and ultimately, future urban development patterns. | Any incorporated municipality and a town or towns can enter into cooperative boundary agreements. Cooperative boundary agreements are used for long range planning for certain areas where communities share borders. |
| Performance Standards | Limits land use changes that are incompatible with the plan by establishing criteria for development. | Cities, villages, and towns can establish performance standards that development is encouraged to meet. These standards can be street design, types of homes, densities, and garage locations. Often, some incentive is given to meet these standards. |
| Educational Workshops or Materials | Used to provide useful information and educate the public. | Communities can use educational workshops and materials to inform residents about local practices such as recycling, community character standards, how to reduce water use, volunteer opportunities, etc... |
| Volunteer Groups and Organizations | Provide labor or services for local projects. | Volunteer groups or organizations can be used to help plant flower beds, monitor invasive species, provide rides for the elderly, etc. |

Implementation Priorities and Schedule

There are numerous policies, programs, and actions recommended throughout the Town of Barnes Comprehensive Land Use Plan. Personnel and budget limitations make it difficult to address all of them in a short period of time. This section should be used as a practical guide to prioritize and schedule implementation policies.

The timeframes used for the recommended actions are:

Short Term: 2006-2007
Mid Term: 2008-2011
Long Term: 2012 and beyond
Continuous: Ongoing support/action

| Element | Recommendation | Group | Timeframe |
|--|--|--|------------|
| NATURAL, CULTURAL, AGRICULTURAL RESOURCES | Draft ordinance limiting or banning phosphate fertilizers. | Plan Commission, Town Board | Short Term |
| | Explore potential ordinances for stormwater management and erosion control. | Plan Commission, Town Board | Short Term |
| | Protect shorelands by creating incentives, providing workshops or educational materials, supporting enforcement of existing ordinances, and researching available grants for shoreline restoration and protection. | Lakes Committee, Plan Commission, Town Board | Short Term |
| | Require permitted new construction and additions to have stormwater management plans for development within 1000' of shorelands. | Town Board, Bayfield County, Land Conservation Dept. | Short Term |
| | Propose a "Slow No Wake" ordinance on all Class 3 Lakes and navigable rivers. | Plan Commission, Town Board, Bayfield County, WDNR | Short Term |
| | Monitor boat house regulations and educate lake shore residents. | Town wide, Bayfield County Zoning | Mid Term |
| | Request the DNR do sensitive area studies on all lakes in the Town and notify the Town when the studies are undertaken or completed. | DNR, Lakes Committee | Mid Term |
| | Review setbacks on all lakes, rivers, and creeks and make recommendations for increases if needed. | Lakes Committee, Plan Commission, Town Board, Bayfield County | Mid Term |

| | | |
|---|---|------------|
| Apply for grants to help monitor Aquatic Invasive Species at Town boat landings. | Plan Commission, Town Board, Lakes Committee | Continuous |
| Create strategies to increase awareness of ordinances, support enforcement of these ordinances, and monitor their enforcement. | Bayfield County, Plan Commission, Town Board, Lakes Committee | Continuous |
| Work with Bayfield County to create a process to keep the Town informed on the progress and status of mitigation orders. | Plan Commission, Town Board, Bayfield County | Continuous |
| Use the Town web site and other mediums to inform residents and visitors of important issues. | Town Staff | Continuous |
| Collaborate with area ATV and snowmobile club members to create solutions to reduce soil erosion and noise pollution. | Snowmobile & ATV Clubs, Plan Commission, Town Board | Continuous |
| Educate property owners on options for preserving land through enrollment in open land management programs, conservation easements, land trusts, etc. | DNR, Plan Commission, Town Board, Private Land Owners | Continuous |

| Element | Recommendation | Group | Timeframe |
|----------------|--|--|------------------------|
| HOUSING | Review existing requirements and regulations on accessory buildings used for habitation. | Plan Commission, Town Board | Short Term |
| | Create educational brochures/packets for new property owners (local ordinances, shoreland protection, blending in with the natural environment, etc.). | Town Board, Town Staff, Ad-Hoc Committee | Short Term, Continuous |
| | Review existing lake classifications and recommend reclassifications as needed. | Lakes Committee, Eau Claire Lakes/Barnes Property Owners Association | Mid Term |
| | Create design standards for "developments" and general residential (buffers, etc). | Plan Commission, Town Board, Ad-Hoc Committee | Mid Term |

| Element | Recommendation | Group | Timeframe |
|-----------------------------|---|---|------------------|
| ECONOMIC DEVELOPMENT | Create a “Main Street or Downtown Committee” to develop concepts for a future Main Street and parking requirements. | Ad-Hoc Committee | Long Term |
| | Create an Economic Development Committee (beyond but including the Barnes Area Development Commission) to explore ideas for economic opportunities that are in line with the environmental goals of the Town and create a plan for responsible economic growth. | Town Board, Economic Development Commission, Northwest Wisconsin Regional Planning Commission, Bayfield County Economic Development Corporation | Continuous |

| Element | Recommendation | Group | Timeframe |
|-----------------------|---|--|------------------|
| TRANSPORTATION | Develop transportation alternatives for seniors, the elderly, and the disabled. | Plan Commission, Town Board, County Housing Commission | Mid Term |

| Element | Recommendation | Group | Timeframe |
|-----------------|---|--|------------------|
| LAND USE | Create a Lakes and Rivers Issues Committee that would make recommendations on ordinances for more protective zoning within the 1000' shoreland zone (with and without lake access) and other lake issues. | Lakes Committee, Plan Commission, Town Board | Short Term |
| | Review and adopt the Eau Claire Lakes Lake Management Plan | Lake Issues Committee, Plan Commission, Town Board | Short Term |
| | Work with Bayfield County to reduce dwelling densities allowed in planned unit developments and other multiple unit developments. | Bayfield County, Plan Commission, Town Board | Short Term |
| | Develop an option for land zoned F-2 to allow one lot up to 4.5 acres in size for one home or one cabin per 40 acres or quarter-quarter section. | Bayfield County, Plan Commission, Town Board | Short Term |
| | Work with Bayfield County to create a new Forestry zoning classification that allows 10 acre lot minimums to provide greater protection of the natural environment. | Bayfield County, Plan Commission, Town Board | Short Term |

| Element | Recommendation | Group | Timeframe |
|--|---|---|-----------|
| UTILITIES AND COMMUNITY FACILITIES | Develop a plan for extending opportunities for recreation that is in line with the environmental goals of the Town. | Recreation Committee, Lakes Committee, Clubs, DNR, Resort Owners | Mid Term |
| | Create an Ad-Hoc Committee to study need for future locations and financial issues related to future Town facility needs. | Town Board, Ad-hoc Committee | Mid Term |
| | Research and submit grants to expand opportunities for quiet sports (land purchases, design, and development). | Recreation Committee, Bayfield County, DNR, Paper/Land Management Companies | Mid Term |

| Element | Recommendation | Group | Timeframe |
|----------------------------------|---|---------------------------------------|------------|
| INTERGOVERNMENTAL COOPERATION | Actively promote cooperation to achieve goals and objectives set forth in Comprehensive land use Plan and maximize human and financial resources. | See each area above for opportunities | Continuous |

Roles and Responsibilities

Residents and Property Owners: The Town of Barnes encourages continuous input from its Residents and Property Owners. Throughout the planning process, public participation has been encouraged through the Citizen Advisory Board and monthly Comprehensive Land Use Planning Committee meetings. This process does not end with the adoption of the Comprehensive Plan. Views change and new ideas evolve and with this, the Comprehensive Plan will need to be updated. Therefore, public participation will always be needed and encouraged.

Planning Commission: The Town of Barnes Plan Commission's role in the planning process is to review all pertinent information, give input, and act as advisory to the Town Board. The Plan Commission will use the Comprehensive Plan as a guide for making decisions and will recommend revisions and updates as needed.

Town Board: In order for the Comprehensive Plan to be implemented, the Town Board must formally adopt the Plan. Upon this happening, the Comprehensive Plan becomes the official guide for decision-making by Town officials. As chief policy makers, the Board is also responsible for establishing and actively supporting a continuing planning program.

Plan Updates

Ongoing evaluation of the Town of Barnes Comprehensive Land Use Plan is important. The needs of the community today may be different in the future. Revisions and amendments to the Town's Comprehensive Land Use Plan can be done at any time by following the procedures for adopting a Comprehensive Plan required by state statutes. These include publishing a Class I notice, having the plan available for the public to review for 30 days, and holding a public hearing.

The Town of Barnes Comprehensive Land Use Plan Implementation chapter should review the progress of the Plan Implementation recommendations and report to the Town Board. At a minimum, the Plan is required to be updated every 10 years.

Plan Implementation Goals, Objectives, and Policies, Programs, and Actions

Goal 1: Maintain an effective Comprehensive Land Use Plan.

Objectives

1. Ensure the Plan is relevant to the Town's needs.

Programs, Policies, and Actions

1. Revise and amend the Town of Barnes Comprehensive Land Use Plan as needed.
2. Review the Implementation Priorities and Schedule section to gauge implementation progress.