



# TOWN OF NAMAKAGON



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1.  
INTRODUCTION



## Introduction

### *Plan Scope*

The 1999 Wisconsin Legislative Act 9 created a framework in the State of Wisconsin for community planning. In addition, the law created a planning grant program intended to help local governments (cities, towns, and villages) with the cost of producing new and/or updated comprehensive plans. There are nine elements of a comprehensive plan that must be addressed under the current planning legislation. These nine elements include the following:

The numbering in the section is not consistent with the organization of the document.

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

According to Wisconsin Statute, the comprehensive plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the community. In accordance with existing and future needs, the comprehensive plan will promote public health, safety, and general welfare of the entire community.

### *What is a Comprehensive Plan?*

The Town of Namakagon Comprehensive Plan offers broad look at the elements of housing, land use, transportation, natural environment, utilities and community facilities, economic development, issues and opportunities, intergovernmental cooperation, and implementation. This plan offers a “30,000 foot” elevated look at the town related to trends and future needs through a series of goals and policies. The intent of this plan is to offer guidance to the residents, stakeholders and landowners of the Town of Namakagon as well as to ensure the long-term health, safety and well-being of the Town.

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### *The Town of Namakagon Planning Process and Public Involvement*

The Town of Namakagon is committed to an open public involvement/outreach program that invites participation from all residents at every level in the decision-making process. The Town will continue to engage the community in the development of planning related items and tasks that are discussed in the Comprehensive Plan.

Meeting notices for all Planning Commission meetings were advertised and open to the public. A public comment period was also used at all meetings to solicit input from residents.

In 2008, the Town of Namakagon began the process of updating its Comprehensive Plan. This town plan seeks to create goals, policies and implementation strategies for the next ten years. From August 2008 to November 2009, the Town of Namakagon, along with 13 other towns and Bayfield County held community meetings and sought input on the planning process related to the Town Comprehensive Plan. It was during these meetings that input related to issues and opportunities, land use, housing, economic development,

transportation, utilities and community facilities, natural and cultural resources and implementation strategies were identified and developed.

Based upon the steering committee's input as well as an understanding of the project scope, a set of planning objectives was outlined as a part of the Comprehensive Plan process:

1. Make certain that the information presented as part of this process was developed in a transparent fashion. The use of a project website, community meetings, monthly steering committee meetings, a county-wide survey, open house meetings and a public hearing were key to the successful completion of this Plan.
2. Create uniform land use classifications that are clearly identified within the Town Plan.
3. Work with the County to ensure that the goals, objectives and implementation strategies are obtainable and realistic.

Community engagement activities were an essential aspect of the Namakagon Town Plan. Below is a review of the community meetings and engagement activities associated with the plan.

- Monthly community meetings held the last Wednesday and Thursday of each month from October 2008-October 2009.
- Community Survey completed in February 2009 was sent to over 15,000 land owners within Bayfield County. The survey was also made available online.
- Community open house meetings held in December 2008, April 2009 and July 2009. A public hearing was also held in December 2009.
- All information related to the plan was available through the project website as well as the Town of Namakagon website.

2.  
ISSUES AND  
OPPORTUNITIES



## Issues and Opportunities

### *Key Issues*

Numerous issues were discussed throughout the planning process and preparation of this comprehensive plan. These items were formulated at during steering committee meetings throughout 2009.

### *Issues and Opportunities*

- Develop an overlay for the numerous wetlands, streams and other natural areas within the Town
- Preservation of lakes, streams and wetlands within the Town of Namakagon
- Meet the needs of our changing population
- Need for public transit service
- Provide for the continued improvement and safety on the numerous multi-use trails located in the Town
- In conjunction with the Town of Cable and Bayfield County, look to expand and improve the Cable Union Airport
- Maintain roads throughout the Town
- Research the need for a Lake District within the Town

- Lake development and lake recreational use can lead to water quality issues
- Meet the needs of second homeowners

The following list represents all of the issues that were generated by the tables of participants. The issues will be prioritized by how many votes they received.

### Strengths

- Recreation and lakes
- Multi use trail systems
- Small town
- Public forest areas
- Available four season activities
- Geography of area – lakes, wetlands, public lands

### Weaknesses

- Limited job opportunities for young adults
- Little low to moderate housing
- Need for better environmental protection within the town
- Need better job availability
- Slow economy/lack of economic diversity
- Aging population/lack of younger economic base



- Conflicting land uses
- Lack of retail, commercial, and cottage type industries
- Lack of overlay/performance standards for developments near wetlands/waterbodies
- Improve local infrastructure e.g. cell phone, Internet, etc

#### Opportunities

- New business/cottage industry growth
- Tourism/market outdoor growth
- Promote outdoor recreation activities

The issues and comments stated above reflect the vision of the community and what characteristics of the Town of Namakagon are important to address in the Comprehensive Plan. These issues were the guiding forces for developing the goals and objectives presented in this Comprehensive Plan.

Many of the issues and comments are inter-related. Throughout the planning process, the Plan Commission was challenged to identify strategies which balance and address these different issues. These issues and concerns should not preclude the discussion of additional issues at future planning meetings. Furthermore, future efforts should be made to solicit additional public input on a regular basis and updates to the Comprehensive Plan should be made as deemed necessary.

### *Vision Statements*

The following vision statements have been prepared for the Town of Namakagon. These statements are intended to assist the Town Plan Commission, Town Board and Bayfield County in decision making for future housing, transportation, agriculture, natural resources, and cultural resources, utilities and community facilities, economic development, intergovernmental cooperation, and land use activities in the Town.

Supporting goals and objectives for each planning element are presented in the following chapters. These vision statements, goals and objectives, and policies must be adhered to and implemented to fully achieve the future vision of the community.

### **Housing Vision Statement**

In the future, housing choices in the Town of Namakagon will be sufficient to meet the supply and demands of residents. Residential development should occur in areas suitable for such development and existing infrastructure should be utilized when possible. In lakeshore areas residential development, both year-round and seasonal, will be located and designed to complement the natural beauty of the area while minimizing impacts on water quality.

### **Transportation Vision Statement**

The Town of Namakagon along with regional providers, Bayfield County, and WisDOT will develop a safe and efficient local, regional, and state-wide transportation system. The roadways and trail networks will complement the land use vision and provide an appropriate level of service to sustain community residents and businesses.

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*The Town of Namakagon will retain its small town character by promoting a continued mix of open and natural areas, and lakeshore development.*

### **Agricultural, Natural, and Cultural Resources Vision Statement**

The Town of Namakagon will retain its small town character by promoting a continued mix of open and natural areas, and lakeshore development. Development will be in harmony with the natural environment to ensure these resources are protected for future generations.

### **Utilities and Community Facilities Vision Statement**

All developments within the Town will be served by adequate, efficient, and cost-effective utilities and community facilities, which will benefit the quality of life for residents and businesses.

### **Economic Development Vision Statement**

Economic development will continue to be in harmony with the Town's man-made and natural environments, including lakeshore developments, commercial and locally owned and operated small businesses. A wide range of employment opportunities, which offer a living-wage, will exist for Town residents that are in close proximity to their homes.

### **Intergovernmental Cooperation Vision Statement**

The Town will work cooperatively with the neighboring towns, Bayfield County, Ashland County, school districts, and state agencies to provide residents with a wide variety of cost-efficient, non-duplicative services for the betterment of all residents.

### **Land Use Vision Statement**

A clear theme throughout the planning process has revealed that maintenance and preservation of the natural quality, rural atmosphere, and "northwoods" character are of the utmost importance to the residents and property owners of Namakagon.

## Demographics

### Historical Population

Since 1950, the Town of Namakagon has had a variable population. The Town sustained a decline to 1960; however, population grew through the next decade with the Town reporting a population of 224 in the 1970 Census. For the period between 1970 and 1980, the Town's population increased by 27.7 percent, reporting 286 inhabitants in the 1980 Census. This growth is substantially more than the 16.1 percent overall increase experienced by Bayfield County for the same period. The Town's population declined again slightly by 1990 and then grew to 285 by the 2000 Census.

### Population Projections

In Table 2-1, population projections generated by the Wisconsin Department of Administration (WI DOA) – are displayed through 2030. WI DOA projects modest population growth between 2000 and 2030 (13 percent). It should be noted that these population figures are

mathematical calculations only and by no means establish the town's population for the coming years. Projections are based on existing data and past trends in an attempt to foresee coming trends and do not establish exact population figures for the future.

Since 1980, the Town has maintained a relatively stable population. The 2000 Census revealed a population of 285 permanent year-around residents and projections indicate a continued rise to 322 permanent residents by the year 2030. This rise may be best attributed to the conversion of former seasonal homes into permanent residences by retirees and by individuals and families seeking a rural or lakefront setting in which to reside.

*The 2000 Census revealed a population of 285 permanent year-around residents and projections indicate a continued rise to 322 permanent residents by the year 2030.*

Table 2-1 Historic Population and Population Projections, 1950-2030

	1950	1960	1970	1980	1990	2000	2010	2020	2030
US Census	205	125	224	286	276	285			
WI DOA							302	315	322

*Source: US Census Bureau and WI DOA*

### Seasonal/Non-permanent Resident Population Trends and Estimates

The Town of Namakagon is well known for its role as a “residential-recreational” and a “seasonal retreat” community with its miles of lakeshore dotted with a variety of summer homes and cabins as testament to this role. However, the federal Census does not record individuals in accordance with their summer residency, only their permanent residency. Seasonal and non-permanent residents do however have an important impact on the Town in paying property tax, contributing to the local economy, and demanding Town services ranging from road maintenance, police and fire protection to garbage collection and recycling services.

In an effort to mathematically determine the existing and potential number of seasonal residents in the Town of Namakagon, the figures in Table 2-2 were generated based upon the following variables: An

index of residents per occupied housing units was calculated in 1980, 1990 and 2000. The assumption is made that the density of inhabitants per occupied housing unit can also be applied to seasonal housing units. The figures found in Table 2-2 are therefore estimated calculations only, and it can be stated with some certainty that seasonal populations are potentially higher than the numbers listed.

	1980	1990	2000	2005	2010	2015	2020
Town of Namakagon	651	775	731	779	799	819	839

*Source: NWRPC estimates based on an average of person per household*



### 3. HOUSING



## Housing

This element identifies specific policies and programs that promote the development and redevelopment of housing for residents and second home owners. It should provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and maintain or rehabilitate the existing housing stock. The element shall assess the age, structural value, and occupancy characteristics of the existing housing stock and produce a compilation of goals, objectives, policies, and programs to provide an adequate housing supply that meets existing and forecasted housing demand.

### *Existing Conditions*

From 1980 to 1990, the Town of Namakagon added a total of 92 housing units but from 1990 to 2000 declined by 96 housing units that occurred in seasonal and vacant units (Table 3-1).

A prime concern in the Town - independent of the projected housing figures - is the availability of developable land for new housing units. The Town of Namakagon currently has over 70 percent of its land area in public ownership (primarily in the Chequamegon National Forest) that precludes

Table 3-1: Past Housing Counts, 1980-2000 and Housing Projections, 2005-2020

	1980	1990	2000	2005	2010	2015	2020
Total Housing Units	536	628	532	581	583	585	587
Occupied Housing Units	128	132	149	152	157	162	167
Vacant & Seasonal Housing Units	408	496	383	429	426	423	420
Percent of Total Housing Units Classified as Seasonal/Vacant	76.1%	78.9%	71.9%	73.8%	73.0%	72.3%	71.6%

*Source: US Census Bureau 2000 & NWRPC projections*

*Note: Seasonal & Vacant Housing Units include the following housing types: Summer residences and cabins, seasonal help lodging, hunting cabins, vacant units, abandoned housing units and dilapidated/uninhabitable housing units.*

its development for residential use. Additionally, nearly all of the desirable lakeshore lots are presently developed to full capacity. This leaves the remaining areas of the Town (areas of wooded seclusion; areas with a view of a field, wetland, or other panoramic view; and second-tier or "back-lot" sites) for new development. Another trend that has been identified in the Town of Namakagon is the purchase of a parcel containing an older cottage or summer cabin, which is then demolished and replaced with a contemporary structure.



*Due to its size, it is not feasible, from an economic perspective, for the Town of Namakagon to develop alternative housing choices as outlined in the goals section of the plan.*

## *Housing Goals and Objectives*

The following goals and objectives have been developed to guide housing decisions in the Town of Namakagon. Implementation of the identified actions will assist in achieving the housing vision stated above. Some of the goals and objectives discussed in the other planning elements will also have an affect on housing.

### **Goal**

The housing stock in the Town of Namakagon should provide an adequate range of housing opportunities to meet the varied needs and desires of existing and future community residents and second homeowners.

- Objective: Maintain viable, properly zoned areas that are available for new residential development.
- Objective: Coordinate the provision of all public services and utilities with new residential development in the Town.
- Objective: Encourage development of housing, including owner- and renter-occupied units, to accommodate all income levels.
  - Support efforts of private and non-profit organizations to address the needs of all income levels, age groups, and persons with special needs in the development of housing within the Town.
- Objective: Increase the supply of alternative housing opportunities to serve residents of all ages, including but not limited to, independent and assisted living facilities for elderly and disabled residents.
  - Support efforts and new programs that will provide additional elderly and disabled resident housing opportunities and services.

## Goal

Guide new housing development into areas that minimize impacts on sensitive natural resources (lakes and wetlands) so that the Town continues to be an attractive place to reside.

- Objective: Encourage development in areas that will not result in property or environmental damage.
  - Utilizing information in the Agricultural, Natural, and Cultural Resources Element, the Town shall inventory and map sensitive resources that should be preserved to the greatest extent possible.
  - Encourage “low-impact” development that strives to retain natural vegetation that can help reduce storm water runoff, flooding, and minimize impact on water quality. Encourage the retention of natural vegetation, especially along lakeshores

## Goal

Improve the existing housing stock to enhance quality, livability, and character of the Town.

- Objective: Encourage the elimination of substandard, blighted, or deficient housing throughout the Town, which will benefit housing values over time.
  - Use available federal, state, and local funds for housing rehabilitation grants and loans to help owners improve their homes and building sites.
  - Disseminate information regarding the rights and responsibilities of owning a home/property in the Town of Namakagon

## *Assessment of Future Needs*

Due to its size, it is not feasible, from an economic perspective, for the Town of Namakagon to develop alternative housing choices as outlined in the goals section of the plan. The Town will seek out private developers to determine if a market need is present and they can explore the ability to establish these facilities. The town will support the development of an assortment of housing alternatives over the next twenty years.

*The town will support the development of an assortment of housing alternatives over the next twenty years.*



*The Town should guide new housing development into areas that minimize impacts on sensitive natural resources (lakes and wetlands) so that the Town continues to be an attractive place to reside.*

### **Housing Programs**

The Wisconsin Comprehensive Planning legislation requires that all local governments completing comprehensive plans compile a list of programs available to help provide an adequate supply of housing that meets existing and forecasted housing demand in their jurisdiction. Following is a partial listing of programs that are available.

#### **Community Development Block Grant (CDBG) Housing Rehabilitation**

Housing rehabilitation funds are made available through the federal Department of Housing and Urban Development (HUD). The CDBG program and associated funds provides grants to local governments for housing rehabilitation initiatives that primarily benefit low- and moderate-income households. Funding can be used to assist homeowners and landlords in making essential improvements to properties and can also assist rental households in purchasing homes. The Bayfield County Housing Authority administers a CDBG program on behalf of Bayfield County.

#### **Community Development Block Grant Emergency Assistance Program (CDBG-EAP)**

Emergency assistance funds are available to assist local governments in responding to emergency housing needs. The funds are provided to low- to moderate-income families who are homeless due to natural disasters, as well as family groups who meet the state definition of homeless.

#### **Community Options Program (COP)**

COP helps people who need long-term care to stay in their own homes and communities. The program's purpose is to provide cost-effective alternatives to expensive health care in institutions and nursing homes. Elderly people and people with serious long-term disabilities receive funds and assistance to find services they are not able to get through other programs. The Wisconsin Department of Health and Family Services administers this program through the Bayfield County Department of Health and Human Services.

### **Historic Home Owner's Tax Credits**

A 25 percent Wisconsin investment tax credit is available for people who rehabilitate historic or non-income-producing personal residences, and who apply for and receive project approval before beginning physical work on their projects. This program is administered by the Wisconsin Historical Society.

### **Home Investment Partnership Program (HOME)**

HOME is a federal housing program to support the provision of low-cost housing. A variety of affordable housing activities may be supported by federal HOME awards including down payment assistance to homebuyers, rental rehabilitation, weatherization-related repairs, accessibility improvements, and rental housing development. The program is administered by the Wisconsin Division of Housing and Intergovernmental Relations (DHIR).

### **Impact Seven**

Impact Seven is a private nonprofit community development corporation dedicated to increasing the economic opportunity of Wisconsin people. Impact Seven develops and finances affordable housing in coordination with communities or other non-profit organizations.

### **Property Tax Deferred Loan Program (PTDL)**

This state program provides loans to low- and moderate-income elderly homeowners to help pay local property taxes so that the elderly can afford to stay in their homes. To be eligible, individuals must be at least 65 years old with a spouse that is at least 60 years old, unless one is disabled.

### **Section 8 Program**

This federal program provides rent assistance to eligible low-income households based on family size, household income, and fair market rents. Typically, a tenant's share of the total rent payment does not exceed 30 percent of his/her annual income. The Bayfield County Housing Authority administers Section 8 programs in the County.

### **Wisconsin Community Action Program (WISCAP)**

WISCAP and its member agencies are dedicated to advancing safe and affordable housing by developing resources, providing training, and housing opportunities. The organization serves as an advocate for policy and program development and provides technical assistance on housing issues.

### **Wisconsin Home Energy Assistance Program (WHEAP)**

The Energy Services Bureau oversees Wisconsin's Low Income Home Energy Assistance Program. This includes the federally funded Low Income Home Energy Assistance Program (LIHEAP) and other related programs. Households with incomes at or below the federal poverty level may be eligible for energy supply assistance. Many households with income from farms, offices, factories and other work places receive LIHEAP assistance.

### **Wisconsin Housing and Economic Development Authority (WHEDA)**

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and

information to stimulate and preserve affordable housing, small business, and agribusiness.

### **Wisconsin Rural Development, Rural Housing Service**

The mission of the Rural Housing Service is to enhance the quality of life of rural people through the creation of safe, affordable, housing where people can live, work and prosper as part of a community. The Wisconsin Rural Housing Service offers housing preservation grants, loans and grants for farm labor housing, loans and grants for home improvement and repairs, loans for financing housing site development, loans for home purchase or construction, loans on apartment buildings, and self-help technical assistance grants.

### **USDA-Rural Development**

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



4.  
AGRICULTURAL,  
NATURAL AND  
CULTURAL  
RESOURCES



This element includes an inventory and analysis of the natural, agricultural, and cultural resources in the Town of Namakagon. Understanding the resource base of a community provides an important context for the development of objectives, policies, and goals for the conservation and management of agricultural, natural, and cultural resources, as required by Wisconsin comprehensive planning legislation (Wis. Stat. § 66.1001 (2) (e)).

Within the following narrative, various components of the community resource base are examined at a broad level or “planning scale.” The purpose of this examination is to provide the Town with the necessary information to make informed decisions and recommendations about future growth and preservation of these resources.

### *Existing Conditions*

The agricultural, natural, and cultural resources in Namakagon provide a firm foundation for all the other elements of the comprehensive plan. Understanding the resource base of a community provides an important context for the development of conservation and management policies and programs. Below is a summary of the existing agricultural, natural, and cultural resources found in Namakagon.

### *Agriculture*

According to the Land Use Plan for the Town of Namakagon written in 2002 almost 80 percent of the land in the town is forested and a large portion of the remaining land is wetlands and lakes. The forests and wetlands contribute to the stability of the lakes and therefore must be preserved. These are working forests that are logged and maintained by either the county or the US National Forest Service.

Farmland is virtually nonexistent at this time within the Town. Nevertheless as land use changes it is important to note that Wisconsin has a right-to-farm law protecting farmers from nuisance lawsuits related to typical farm noise and odors. As residential development expands into farmland areas, it



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is inevitable that nuisance issues will increase. Often the issues relate to livestock operations including manure spreading and storage. Another common farm practice is plowing and harvesting at night, which also creates some concerns for non-farm residents living nearby. Too often, people who move to rural areas near farmland are not aware of these operations associated with farming.

### *Natural Resources*

Natural resources in the Town include topography or steep slopes, water resources (wetlands, floodplains, and streams/creeks), plant and animal species, forestlands, and mining resources. The Natural Resource Protection Overlay (NRPO) Map is found in the appendix.

The purpose of the NRPO Map and the areas so designated is to identify land parcels with significant natural resources which should be protected. Land parcels so designated will receive increase scrutiny and may, in the future, have zoning requirements which could restrict the use of a particular parcel of land. Use of this designation is for identification purposes only and will not impact land owners rights through compliance with zoning and land use laws.

### *Water Resources*

There are numerous lakes, streams, creeks and wetlands within the Town of Namakagon. Wetlands are defined as an area where water is at, near, or above the land surface long enough to support aquatic or hydrophilic vegetation and has soils indicative of wet conditions. Wetlands serve as important areas for groundwater recharge areas, as well as habitat for many unique plant communities and animal species. They also provide natural open space and maintain ground and surface water quality. Wetlands can be divided into three main categories: emergent/wet meadow, forested, and shrub/scrub. Additionally, there are lakes and rivers for boating, swimming, paddle sports, fishing, and observing nature and natural events such as fall colors.

### *Threatened and Endangered Species*

There are several threatened and endangered plant and animal species in Bayfield County. The WDNR is attempting to identify and catalog endangered plant and animal species across the state. For a complete, up-to-date list, refer to [www.dnr.state.wi.us](http://www.dnr.state.wi.us). The current inventory identifies animal species, plant species, and natural communities in Bayfield

County that need special consideration and protection.

### *Forestlands/Woodlots*

Forests provide a range of benefits including wildlife habitat, forest products, recreational opportunities, aesthetics, and other benefits. They are also very important to protect and enhance water quality.

These natural resources including trails that may be used for: hiking, biking, snowmobiling, ATV, road biking, hunting and snowshoeing are enjoyed by residents and tourists.

### *Mining Resources*

Non-metallic mining resources are present in portions of Bayfield County. These sites are both publicly and privately owned facilities that primarily produce road aggregate, concrete mix and construction fill. Mining resources have been mapped on both the Town of Namakagon and Bayfield County Land Use maps.



### *Cultural Resources*

Historical and cultural resources are a valuable way to define local character and distinction. These resources are identified in many manners including historical buildings, archeological sites, historic districts, and unique landscapes/viewsheds. Presently the Towns of Cable and Namakagon jointly support the Forest Lodge Library located in Cable. The Town also supports the Cable Natural History Museum and the Cable Namakagon Historical Museum both located in Cable. The Town of Namakagon in conjunction with Bayfield County is in the process of mapping significant cultural resources within Bayfield County.

## *Agricultural, Natural, and Cultural Resources Goals and Objectives*

A set of recommended goals, objectives, and action steps has been developed to assist the Town in the conservation and promotion of effective management of the local natural, agricultural, and cultural resources. A cooperative effort between the Town, its citizens; Bayfield County; and other state, federal, and non-profit agencies or organizations is important to ensure the resources of the Town are preserved and enhanced for future generations.

### **Goal**

Conserve, protect, manage, and enhance the town's natural resources, including but not limited to, lakes, rivers/streams, wetlands, groundwater, forestlands, and other wildlife habitats in order to provide the highest quality of life for citizens and visitors.

- Objective: Enforce setback requirements for water resources by enforcing Bayfield County shoreland standards when applicable.
  - Educate residents about the importance of natural areas and wildlife corridors.
- Objective: Endorse the Wisconsin Department of Natural Resources watershed initiatives to educate shoreland and basin property owners on the appropriate safe levels, application, timing and safe types of fertilizers and pesticides applied to lawns and fields in the Town.
- Objective: Endorse the Wisconsin Department of Natural Resources watershed initiatives to restore altered shoreland vegetation and prohibit removal of natural vegetation in critical shoreland areas.
- Objective: Conduct a feasibility study to determine if a Lake District will benefit the residents of the town and protect the numerous lakes located within.
- Objective: Promote the establishment and maintenance of natural buffers along water resources.



*The Town will collaborate with state and local organizations whose charge is to enhance water quality.*

- Encourage Bayfield County and the Wisconsin Department of Natural Resources to fund buffer strips along streams and the lakeshores.
- Work with the Town of Namakagon highway department, Bayfield County highway department, and local contractors to establish and maintain buffers adjacent to roadways that are in close proximity to lakes and wetlands.
- Objective: Educate the public on best management practices that will ensure the protection of natural resources.
  - Publish or obtain information that can be distributed to residents on the disposal of hazardous materials, such as paint, waste oils, computers, insecticides, etc.
- Objective: Collaborate with state and local organizations whose charge is to enhance water quality.
  - Continue the proactive approach toward monitoring and curbing the spread of invasive water species
  - Improve and maintain facilities at boat landings that protect the lakes from invasive species
  - Periodically review the number, usage, and condition of the boat landings on the lakes.
- Objective: Protect and manage local forested areas and other wildlife habitats.
  - Encourage selective cutting in forest stands.
  - Coordinate with WDNR to identify and protect wildlife habitats.
  - Inventory and map sensitive resources that should be preserved to the greatest extent possible.
  - Encourage “low-impact” development that strives to retain natural vegetation.
  - Discourage habitat fragmentation by encouraging development on the fringes of identified habitat areas.
  - Work and cooperate with local land trust and similar organizations on forest and wildlife habitat protection, management, and preservation.

## Goal

Preserve and enhance cultural resources, including historical and archeological sites and resources.

- Objective: Coordinate with the Bayfield County Historical Society and other such groups to update the inventory of historic properties in the county and share this information with the State of Wisconsin Architecture and History Inventory.
  - Develop a list of eligible or registered historical places in the Town.
  - Work with the Forest Lodge Library to upgrade its ability to serve the communities that use the library
  - Enhance the development of the Cable Natural History Museum and the Cable Namakagon Historical Museum
  - Work with private landowners on the preservation of historic buildings and land such as the Forest Lodge estate.

*Potential impacts to natural resources (both beneficial and adverse) will depend greatly on the preservation and protection measures that are enacted and enforced by local, state, federal, and non-profit resource agencies/ organizations.*

### *Assessment of Future Needs* Natural Resources

Pressures on natural resources will continue as development and land use changes occur over the next 20 years. Potential impacts to natural resources (both beneficial and adverse) will depend greatly on the preservation and protection measures that are enacted and enforced by local, state, federal, and non-profit resource agencies/organizations.

Surface waters (lakes, streams, and open water wetlands) are important in maintaining an ecosystems environmental integrity and diversity. These resources will continue to provide habitat for many species, provide groundwater recharge areas, and enhance the aesthetic values of the town.

The United States Army Corps of Engineers, WDNR, and local zoning codes will continue to regulate wetlands within Bayfield County. Section 404 of the Clean Water Act established a program to regulate the discharge of dredged and fill material into waters of the state including wetlands and is the primary federal regulatory program for wetlands.

Threatened and endangered species found within the Town will likely remain on the list of species needing special consideration and protection. However, several existing programs have enhanced the habitat necessary to foster increased populations of these sensitive species.

Non-native, or exotic, plant and animal species have been recognized in recent years as a major threat to the integrity of native habitats and species, as well as a potential economic threat (damage to crops, tourist economy, etc). This threat is expected to continue over the next 20-plus years. The WDNR requires that any person seeking to bring a non-native fish or wild animal for introduction in Wisconsin obtain a permit. The town can help combat exotic plant species by educating residents about non-native species, encouraging residents to use native plants in landscaping, and reporting such species like purple loosestrife or buckthorn to the WDNR.

Over the next 20 years, forestlands will likely continue to experience increased pressures since residential developments desire the natural setting of woodlots. In addition, the demand for recreational and

hunting land will continue to go up since there is a limited supply of high quality forestland.

### **Cultural Resources**

Cultural resources, like natural resources, are valuable assets, which should be preserved. When appropriate the Town should support the expansion of these resources for the benefit of the residents.

### ***Agricultural, Natural, and Cultural Resources Policies***

The DNR is concerned about loss of wetlands, aquatic habitat and open land to development as well as pollution to surface and groundwater. Moreover, simplification of diverse habitat and loss of special places that support rare species are also major concerns. The town should continue to support WDNR programs, and other programs like conservation easements to help protect wildlife habitats.

The town supports the activities of the State Historical Society to identify and protect historic resources. If, in the future, residents desire additional historic preservation measures, the town may establish a committee to develop a program for historic preservation.

Numerous Federal, State, Regional, Local, and Private plans and programs exist which contribute to preservation, conservation, or management of agricultural, natural, and cultural resources in Bayfield County. Some of these programs are briefly described below:

### **State Programs**

Additional state programs can be found at the State of Wisconsin website at [wisconsin.gov](http://wisconsin.gov).

### **University of Wisconsin-Extension**

The Bayfield County UW-Extension office provides a variety of educational and support programming in the areas of agribusiness, land use and soil management.

### **Wisconsin Fund Program**

Administered locally by the County, this program provides grants to replace or rehabilitate failing private sewer systems.

### **Wisconsin Historical Society**

The Society provides assistance to local governments in inventorying historic and cultural resources

Visit: <http://www.wisconsinhistory.org/hp/smartgrowth/>.

## **Programs**

5.  
TRANSPORTATION



## Transportation

This element includes a compilation of background information, goals, objectives, actions or policies, and recommended programs to guide the future development and maintenance of transportation systems within the Town. This element also compares the Town's transportation policies and programs to other local, state, and regional transportation plans as required under Wisconsin State Statutes 66.1001.

### *Existing Conditions*

#### Highways and the Local Transportation System

There are no major updates to the transportation plan of the Town of Namakagon.

#### Transit

At the present time there are no transit facilities available in the Town of Namakagon. The town, in conjunction with Bayfield County seeks to create greater transportation and transit alternatives through partnerships with Bay Area Rural Transit (BART), Namakagon Transit, other regional providers.

#### Trails

The Town of Namakagon supports many superb multi-use trails including bike, hike, ski, snowmobile, off road vehicles,

and ATV. In conjunction with the county, other towns, and local groups the town will support a safe trail system for all users. Additionally, the town will continue to promote the maintenance and improvement of trails throughout the town and will work with other towns, Bayfield County, Wisconsin Department of Natural Resources and the U. S. Forest Service in the creation of a comprehensive trail plan.

#### Railroads

There is no rail service in Namakagon.

#### Air Transportation

The Cable Union Airport is located in close proximity to the Town of Namakagon. The Town of Namakagon supports the expansion and improvement of the Cable Union Airport as it provides an increase in tourism and economic development to the area.



*The Town of Namakagon supports the expansion and improvement of the Cable Union Airport as it provides an increase in tourism and economic development to the area.*



## *Transportation Goals and Objectives*

Transportation goals and objectives should reflect the Town's transportation vision of a safe and efficient transportation system. Listed below are the goals and objectives that shall be applied and assessed when considering potential transportation improvements throughout the Town of Namakagon.

### **Goal**

The transportation system in the Town of Namakagon shall facilitate the safe and efficient movement of its citizens within the Town while preserving the identity of the community.

- Objective: Coordinate with other jurisdictions in enhancing transportation services.
  - Establish open line of communication with Bayfield County, WisDOT, and local or regional transit authorities to maintain and enhance transportation facilities throughout the Town.
  - Continue to establish a local network of roads that is connected, coordinated, and affordable that will link residents to important community facilities and regional highways.
  - Develop a comprehensive trail plan for all types of recreational use (including but not limited to; ski, bike, hike, snowmobile, ATV, off-road vehicle, horse or multi-use trails) allowing for access to neighboring townships and connecting through the Town of Namakagon where possible or practical.
  - Work with the Town of Cable in enhancing and improving the Cable Union Airport.
  - The preservation of existing roads and the adjoining natural areas is an important factor as they provide opportunities to view Lake Namakagon and provide a scenic resource to the area
  - Monitor and evaluate the use of signs within the Town. This would include information signs, billboards, and traffic signs to make certain that the signs meet their intended needs without detracting from the environment.

## Goal

Transportation improvements shall balance environmental factors with transportation needs and the desired land uses as identified in the future land use section of the Comprehensive Plan.

- Objective: Plan, design, and construct transportation improvements that respect the natural environment and reflect the aesthetic character and values of the town.
- Objective: Upgrade, reconstruct roads, and identify potential rustic roads
- Objective: Establish a better funding base for road construction
- Objective: Plan roads to allow for pedestrian, bicycles and other recreational users
- Objective: Educate the community about traffic laws to improve the safety and comfort of all road users, with a focus on attitudes that promote multiple use and minimize road use conflicts

## Goal

The future transportation system should be flexible, multi-modal, and provide for the needs of citizens and businesses in the Town of Namakagon.

- Objective: Support efforts to expand walking, bicycling, transit, and other modes of travel.
- Objective: Create a multi-jurisdictional committee to develop a plan for connecting corridors between surrounding towns and/or counties.
- Objective: Develop long term plans that include the ways and means to improve travel and the recreational use of roads such as maps, signs, etc.

*Transportation improvements shall balance environmental factors with transportation needs and the desired land uses as identified in the future land use section of the Comprehensive Plan.*

### *Assessment of Future Needs*

In general, the local and regional transportation system in the Town of Namakagon is presumed to be adequate to serve projected traffic volumes within the town. Ongoing maintenance and minor safety improvements are expected on local, county, state roadways, and bridges.

### *Transportation Policies*

#### **Wisconsin State Highway Plan 2020**

The Wisconsin State Highway Plan 2020 prioritizes highway construction and improvement needs and investments. It was adopted by the Wisconsin Department of Transportation in February, 2000. Wisconsin's State Trunk Highway system, consisting of approximately 11,800 miles of roads, is aging and deteriorating at the same time traffic congestion is increasing. In response to this critical issue, WisDOT, in partnership with its stakeholders, has developed the State Highway Plan 2020, a 21-year strategic plan which considers the highway system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years to reflect changing transportation

technologies, travel demand and economic conditions in Wisconsin.

#### **Wisconsin Bicycle Transportation Plan - 2020**

This is the State's primary plan for developing and integrating bicycles into the transportation system. The plan was adopted by the Wisconsin Department of Transportation in 1998 and presents a blueprint for creating a system of bikeways using suitable routes along County and State Highways. The plan includes two goals which may be pertinent to transportation planning in Bayfield County:

- Increase levels of bicycling throughout Wisconsin, doubling the number of trips made by bicycles by the year 2010.
- Reduce crashes involving bicyclists and motor vehicles by at least 10 percent by the year 2010.

### State Recreational Trails Network Plan

This plan was adopted in 2001 by the Wisconsin Department of Natural Resources as an amendment to the Wisconsin State Trail Strategic Plan. The purpose was to identify a network of trail corridors throughout the state, which would consist of more than 4000 miles of trails known as the Trail Interstate System.

### Wisconsin Pedestrian Policy Plan 2020

This plan was completed in 2001 by the Wisconsin Department of Transportation and lays out State policies for the provision of pedestrian facilities which address coordination with existing transportation facilities and pedestrian-friendly development. The plan establishes goals, objectives, and actions regarding the provision of pedestrian accommodations that could be implemented. The plan also serves to help communities identify actions they can take to establish pedestrian travel as a viable, convenient, and safe transportation choice throughout Wisconsin.

### Wisconsin State Airport System Plan 2020

The Wisconsin Department of Transportation identifies the maintenance and improvement programs for public-use airports in the State Airport System.

6.  
UTILITIES AND  
COMMUNITY  
FACILITIES



## Utilities and Community Facilities

This element contains a compilation of background information, goals, objectives, actions or policies, and recommended programs to guide the future maintenance and development of utilities and community facilities in the Town of Namakagon.

### *Existing Conditions*

The Town of Namakagon relies on services of Bayfield County, Forest Lodge Library, Cable Natural History Museum, Cable Namakagon Historical Museum, and adjoining school districts to meet its public health, safety, education and infrastructure needs. Community facilities are public or quasi-public facilities that offer services to all residents and in some cases serve specific needs of a segment of the local population. Some community facilities such as museums, health care, and schools offer services to a population outside the town limits.



*The Town of Namakagon relies on services of Bayfield County, Forest Lodge Library, Cable Natural History Museum, Cable Namakagon Historical Museum, and adjoining school districts to meet its public health, safety, education and infrastructure needs.*

What is Greywater?  
Greywater is non-industrial wastewater generated from domestic processes such as dish washing, laundry and bathing. Greywater comprises 50-80 percent of residential wastewater. Greywater comprises wastewater generated from all of the house's sanitation equipment except for the septic tank (water from toilets is blackwater, or sewage).



### *Utilities and Community Facilities Goals and Objectives*

Local public facility systems often work in conjunction with other public service providers in the region to help ensure that the needs of current and future residents are being met. Local community facilities and services would include the town hall, area schools, the new medical clinic, libraries, and health care facilities. The following set of goals and objectives reflect the town's vision to enhance the quality of life of residents.

#### **Goal**

Implement a Comprehensive Water Management Plan

- Objective: The Town of Namakagon in association with Bayfield County will work to develop a comprehensive grey water management plan for the area.
- Objective: Work with the lake associations and the Wisconsin DNR to create awareness about water quality issues in the Town of Namakagon.
- Objective: Conduct a feasibility study to determine if forming sanitary districts within the Town of Namakagon will benefit the residents of the Town.

#### **Goal**

Maintain essential emergency services to protect the public health, safety and welfare of the community.

- Objective: Ensure there are adequate emergency services of sheriff fire, rescue, hazardous event responders and emergency medical services.

#### **Goal**

Maintain and enhance community facilities and services, which contribute to the quality of life for area residents.

- Objective: Continue to evaluate Namakagon's Comprehensive Plan and develop needed utilities and community facilities as deemed necessary.
- Objective: Communicate with area school districts to discuss issues associated with growth and development as it relates to potential changes in student enrollment.

- Objective: Consider ways to improve a purchasing system by purchasing in larger bulk quantities
- Objective: Encourage sharing between the county and local jurisdictions when beneficial
- Objective: Continue to encourage countywide tourism efforts and promotional effort through various Chambers of Commerce
- Objective: Seek grants, loans and other non-tax sources of revenue to better meet the communities needs
- Objective: Coordinate with Bayfield County, Northern Waters Library System, and local school districts to verify that Namakagon residents' needs for library services are being met
- Objective: Continue to support quality health care and educational programs in the Namakagon area

### Goal

Utility improvements shall be planned in a collaborative way with surrounding jurisdictions.

- Objective: Utility improvements shall balance environmental factors with the need to rehabilitate and expand services and/or utility networks.
- Objective: Encourage government jurisdictions to work together in implementing policies consistent with the local and county comprehensive plan recommendations.
- Objective: Maintain existing shared service agreements with neighboring communities and explore opportunities for additional joint efforts to provide public services. When possible and appropriate the Town of Namakagon will seek to enter into written agreements with other jurisdictions or agencies to formalize arrangements to share services and facilities.

### *Assessment of Future Needs*

This section evaluates anticipated needs for utilities and community facilities serving the Town of Namakagon. Based on an inventory and assessment of the existing conditions, the plan recommends only minor improvements to ensure that services are adequate to meet local population demands over the next 20-year planning period. In most cases, existing services will continue to provide adequate service to the community. However, as development patterns or other influences effect change, it may be necessary to recommend and/or implement improvements to such things as a municipal water supply, sewers, solid waste removal, recycling, parks, telecommunication facilities, power plants, cemeteries, health care facilities, fire and rescue services, libraries, schools, and other government facilities.

#### **Telecommunication Facilities**

A number of companies are available to provide telecommunication and Internet services to Town residents and businesses.

The Town will have to determine whether or not they wish to engage in the development of communication facilities, or if the private sector should handle

this issue. The demand and construction of these facilities are expected to increase and the Town should actively participate in discussions and planning with local communication providers and Bayfield County to ensure that area residents have access to the latest technology; and any future locations of these facilities is done so in the best interest of the Town and its residents.

#### **Fire and Rescue**

The Town of Namakagon is serviced by Namakagon Volunteer Fire Department and an automatic response agreement with the Grandview Volunteer Fire Department. The two departments share a fire station on Pioneer Road. This service is anticipated to continue over the next 20 years and should be expanded if demand warrants it. Additionally, the department has mutual aid agreements with numerous department in the region, the Wisconsin DNR, and the US Forest Service.



# 7.

## INTERGOVERNMENTAL COOPERATION



## Intergovernmental Cooperation

Per the requirements of Wisconsin's comprehensive planning legislation, this element of the Comprehensive Plan includes a compilation of goals, objectives, actions or policies, and programs for joint planning and decision making with other jurisdictions. It will also identify existing and potential conflicts between the Town of Namakagon and other governmental units.

### *Adjacent Jurisdictions*

The Town of Namakagon maintains a cooperative relationship with all adjoining towns. As the need to provide services to an increasing population and housing density, cooperative ventures between the Town of Namakagon and the neighboring towns will be explored.

### **County and Regional Agencies**

The Town of Namakagon is located in Bayfield County. During the 2008-2009 comprehensive planning process, a better relationship between towns and the county was forged as it relates to land use and land use classifications. Through the use of a uniform land use classification system that has been adopted by Namakagon as well as the county, land use disputes related to classifications is expected to be reduced.

### **State and Federal Agencies**

WDNR and WisDOT are the primary state agencies while the US Department of Agriculture-US Forest Service and the US Department of the Interior-National Park Service are the federal agencies the Town of Namakagon must coordinate with to achieve the goals and objectives of this plan.

*As the need to provide services to an increasing population and housing density, cooperative ventures between the Town of Namakagon and the neighboring towns will be explored.*

*A major issue in the Town of Namakagon is the forest land.*

*It is a key economic driver and the reason many people choose to live and recreate here.*

*The Town must continue to work with the United States Forest Service and monitor its activities in the area to make certain they act in concert with the wishes and plans of the community.*

WDNR has a lead role in wildlife protection and the protection and sustained management of woodlands, wetlands and other natural wildlife habitat areas. The activities of the WDNR are discussed further in the Agricultural, Natural and Cultural Resources Element of this plan. Additional information is also available online at [www.dnr.state.wi.us](http://www.dnr.state.wi.us).

WisDOT is also a key player in the planning and development of transportation facilities in the Town of Namakagon Iron River. WisDOT is responsible for the maintenance of State Highways. The assistance of WisDOT in the areas of public transit and trail development is important to the future of our town. For additional information about WisDOT activities in the Town of Namakagon refer to the Transportation Element of this plan. Additional information is also available on-line at: [www.dot.state.wi.us](http://www.dot.state.wi.us).

A major issue in the Town of Namakagon is the forest land. It is a key economic driver and the reason many people choose to live and recreate here. The Town must continue to work with the United States Forest Service and monitor its activities in the area to make certain they act in concert with the wishes

and plans of the community. Cooperative agreements such as the one with the Namakagon Fire Department is an example of the cooperation necessary to preserve and protect this asset.

The National Park Service is responsible for the National Scenic River Way with its head waters on Lake Namakagon. The community and state of Wisconsin worked to achieve this status and the pristine nature of the area is an asset that must be preserved and protected. Continued collaboration between the Park Service and the Town will be necessary.

Open communication and participation in land use and transportation decisions, which may impact the Town, is an important priority for intergovernmental cooperation in the future.

## *Intergovernmental Cooperation Goals and Objectives*

The following set of goals and objectives have been prepared to encourage the Town to cooperatively work with adjoining and overlapping jurisdictions to provide essential services in the most efficient and cost-effective manner.

### **Goal**

Encourage government jurisdictions to work together in implementing policies consistent with the local and county comprehensive plans.

- Objective: Notify the area school districts about proposed residential developments so the districts may plan accordingly. Encourage the school district to provide input into these decisions.
- Objective: Notify appropriate state and federal agencies of proposed land use changes and development plans.
- Objective: Maintain existing shared service agreements with neighboring communities and explore opportunities for additional joint efforts to provide public services. When possible and appropriate the Town of Namakagon will seek to enter into written agreements with other jurisdictions or agencies to formalize arrangements.
- Objective: Identify ways, when appropriate, to cooperate planning and ordinance administration between adjoining towns or counties.
- Objective: Encourage intergovernmental collaboration, including non-profit agencies, where appropriate, in the siting, design, and use of future public buildings and facilities in the Town of Namakagon in a cost-effective and efficient manner through joint service agreements.
- Objective: Coordinate appropriate establishment and trails that benefit the communities.

## Goal

Encourage a more efficient use of common resources between Sawyer, Ashland, and Bayfield Counties and other local jurisdictions.

- Objective: Develop and catalog and inventory of equipment having the potential for sharing between units of government.
- Objective: Consider ways to improve a purchasing system by purchasing in larger bulk quantities.
- Objective: Encourage cost sharing between the county and local jurisdictions when beneficial.
- Objective: Continue to encourage countywide tourism efforts and promotional efforts through Chambers of Commerce.
- Objective: Continue to seek grants, loans, and other sources of intergovernmental funding sources.
- Objective: Expand and continue to explore the potential for mutual services with neighboring towns or the county (including fire, ambulance, road development and maintenance, garbage collection, airport facilities, public library). This could include opportunities for training programs that would enhance the skills of the people involved in these activities.
- Objective: Continue to provide assistance and assess equipment that can be shared for public works projects with other local governments and Bayfield County.

## Goal

Shared Communication - Promote timely and effective communication among local government jurisdictions regarding planning and development in our region.

- Objective: Continue to coordinate four-town meetings on a quarterly basis or as needed.
- Objective: Invite UW-Extension, Bayfield County Land and Water Conservation, or other local agencies to work with Forest Lodge Library in displaying education materials available to private landowners.
- Objective: Continue communication between the Town Board and its governing bodies: Plan Commission, Fire Department, Forest Lodge Library Board of Trustees, and the Airport

Commission. Continue to disseminate information to the public regarding issues related to these bodies.

- Objective: Continue to maintain the Town of Namakagon website and Email to disseminate information.
- Objective: Interact and cooperate with the St. Croix National Scenic Riverway, a unit of the National Park Service, Chequamegon-Nicolet National Forest, or other federal agencies. Encourage coordination in protecting the environmentally sensitive areas these agencies are protecting and/or managing.
- Objective: Coordinate transportation needs and improvements with the County, local providers, and WisDOT to assure the established goals and land use plans for the Town of Namakagon are adequately met. Monitor development patterns in adjacent communities and assess potential for expansion of the existing transit system. Interact as appropriate with public transportation providers.
- Objective: Continue to maintain and develop communication with County Zoning Department.
- Objective: Be aware of County or WisDNR regarding any regional habitat and water quality protection projects.
- Objective: Cooperate with other local governments, special units of government including school and library board, private service providers, and Bayfield County, if requested, to help determine suitable locations for public and quasi-public facilities, such as parks, schools, libraries, and healthcare facilities.
- Objective: Execute intergovernmental cooperation memorandums of understanding or other permits between other government jurisdictions and the Town of Namakagon.
- Objective: Initiate efforts with local jurisdictions to provide leadership in convening discussions for planning to apply consistent standards in updating zoning, subdivision, or other related land use issues.



### Goal

Support Bayfield County efforts to implement cooperative programs to reduce the human and environmental risks posed by household and agricultural waste, including hazardous waste.

- Objective: Request Bayfield County apply for funding for grants to continue conducting household and agricultural chemical hazardous waste Clean Sweep programs.
- Objective: Request that Bayfield County disseminate information to residents regarding disposal of such waste and study the feasibility of providing a permanent County household hazardous waste drop-off site for use by all County residents.

### Goal

Reduce land use planning, ordinance administration, and other boundary issue conflicts between the Town of Namakagon and other communities in Bayfield County.

- Objective: Identify existing or potential conflicts between local governmental units, including future land use trends, and describe processes to resolve such conflicts.
  - Establish a conflict resolution process with adjoining and overlapping jurisdictions.
  - Work with Bayfield County and the surrounding towns on land use and zoning issues as well as the development of Light Imprint Design Standards.
  - Address potential annexation with surrounding Towns before it becomes an issue.
- Objective: Continue existing cooperation and consider future planning efforts with other local governments and Bayfield County.
- Objective: Continue existing cooperation and consider future planning efforts with other local governments and Bayfield County.

### Goal

Encourage comprehensive water resource management and protection of surface water, groundwater, and water dependent natural resources.

- Objective: Support and participate in any County, Lake District or Associations, or other agency initiatives in coordinated planning of water resource management or protection projects in the Town of Namakagon.
- Objective: Address regional issues by communicating and coordinating actions, working with regional or state jurisdictions, or other local communities to address and resolve issues which are regional in nature.

### Goal

Support and participate in any community initiatives in coordinated planning of agricultural, natural or cultural resources.

- Objective: Assess the possibility for communities to link areas together to form contiguous natural areas.

### Goal

Support the Bayfield County Economic Development Corporation, Sawyer County Economic Council and other similar organizations in the area to promote economic development in our region.

### *Assessment of Future Conditions*

In the future, it is hoped that an open and continuous dialog between the Town, Bayfield County, and other governmental jurisdictions will result in cooperative and mutually beneficial efforts. These efforts are critical to the future planning and development of public and shared services and open communications. As a part of the comprehensive planning process the Town of Namakagon will cooperate with other local governmental jurisdictions, to make decisions critical to preserving and enhancing local and regional characteristics/activities, so as not to compromise natural resources.

8.  
ECONOMIC  
DEVELOPMENT



## Economic Development

The element shall assess categories or particular types of new businesses desired by the Town, County, regional and state economic development programs that apply to the Town shall also be identified.

### *Existing Conditions*

According to the 2000 Census in the Town of Namakagon unemployment was 4.8 percent as compared to Bayfield County's 5.3 percent. Also, over 33.6 percent of the Town residents 25 years old or older possessed at least a high school diploma. The median household income in the Town of Namakagon is \$20,625 while it is \$33,390 in Bayfield County and \$43,791 in Wisconsin.

## Current Businesses/Industry

Residents and second home owners have easy access to these local businesses including but not limited to restaurants/taverns, fine dining establishments, recreation including a championship golf course, construction companies, and property management agencies. They understand that travel is required outside the town for other goods and services. According to the 2000 United States Census businesses related to tourism/recreation (arts, entertainment, recreation, accommodations, and food services) ranked as the highest employment category at 28.4 percent. The next largest category was retail trade at 14.8 percent. The majority of the workforce commutes from the Town to other areas for employment.

*Combining economic development efforts with other units of government and related organizations leverages public investment and often increases the success of economic development initiatives.*

### *Economic Development Goals and Objectives*

The primary goal and objective of economic development is to enhance the quality of life for residents and second homeowners through expanding the local tax base, supporting existing businesses and attracting new complimentary businesses, and to attract jobs that provide a living wage. Combining economic development efforts with other units of government and related organizations leverages public investment and often increases the success of economic development initiatives. The following set of recommended goals, objectives, and action steps has been developed to assist in the overall economic development efforts of the Town.

#### **Goal**

Assist current employers to expand/improve their business, develop year round businesses, increase the number of career level jobs and to continually improve the four season tourism industry.

- Work with the DNR to develop hunting/fishing regulations that allow for economic growth and balance wildlife resources
- Assist emerging low-impact businesses
- Encourage the establishment of professional services for small businesses in the town
- Objective: Provide financial assistance and/or incentives through state and federal grants, low interest loans and other financial instruments to existing and new businesses.
- Objective: Develop infrastructure that sustains businesses such as cell phone, Internet access, cable TV, etc.
- Objective: Promote southern Bayfield County through effective marketing techniques
  - Work with Cable Area Chamber of Commerce, Bayfield County Economic Development Corporation, Sawyer County and other marketing outlets to increase awareness of Namakagon's resources.

- Objective: Ensure that future commercial development is compatible with the existing character of the Town of Namakagon.
  - Study the feasibility of building a fish hatchery
  - Study the feasibility of developing assistive living arrangements/nursing home services
  - Consider businesses that will support the woodproducts industry

### *Assessment of Future Conditions*

Future economic development in the Town of Namakagon is most likely to occur near existing establishments or as defined by future land use maps. The development of this Comprehensive Plan is seen as an important step to plan for the type, size and location of development. New business will be important for the Town of Namakagon to continue to grow and prosper. It will also increase the tax base for the Town.

### *Brownfield Redevelopment*

Additional research is needed to determine if opportunities exist for brownfield redevelopment. No such areas were identified during the planning process.

### *Local Plans and Programs*

There are a variety of local, regional and statewide economic development tools available to municipalities to assist them with supporting existing businesses and recruiting new businesses. In addition, there are programs available for individual businesses to assist in start-up and expansion. What follows is a list with description of agencies, programs, and resources that can assist the Town of Namakagon with its economic development efforts. This is not intended to be a complete list, but rather the most likely tools to be used by Namakagon.

At the state level, economic development took on the form of creating a strategic framework that refines the state's priorities, renews commitment to existing programs, and presents new programs. Released by Governor Doyle in September of 2003, the "Grow Wisconsin" initiative focuses on four areas:

1. Fostering a competitive business climate to create fertile conditions for growth.
2. Investing in people to help families climb the economic ladder.

3. Investing in Wisconsin businesses to encourage job creation.
4. Making government responsive to reform regulations and unleash the economic power of our companies without sacrificing our shared values.

A variety of programs and tools are available locally to pursue economic development that aligns with these strategies. Tools include tax increment financing (TIF), grant/loan funding, job creation, impact fees, tax abatement, low-interest business loans and business incubators.

Effectively using these tools requires an investment by the community to provide resources such as staff to organize and manage these tools, foster partnerships, and secure and manage funding. A limited amount of technical assistance is available from the state, county and other organizations.

## Economic Development Administration

The U.S. Department of Commerce, Economic Development Administration offers two programs for assistance with economic development that apply to the Town. One is the Public Works and Economic Development Facilities Assistance Program, which supports the construction or rehabilitation of essential public infrastructure and development facilities necessary to generate private sector jobs and investment, including investments that support technology-led development, redevelopment of brownfield (contaminated) sites, and eco-industrial development. Secondly, the Economic Adjustment Assistance Program is available to: (1) address the immediate needs of businesses and communities presently undergoing transition due to a sudden and severe job loss; and (2) demonstrate new and proactive approaches for economic competitiveness and innovative capacity for threatened regions and communities.

## Rural Development

The USDA Rural Development Community Facility Loan Program provides funds to local units of government to construct, enlarge, extend, or otherwise improve community facilities providing essential services in rural areas and towns.

## Wisconsin Department of Commerce

At least four programs are available to local units of government through the Wisconsin Department of Commerce.

The first program is the Community Development Block Grant for Economic Development (CDBG-ED). The program was designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. The Wisconsin Department of Commerce awards the funds to a general-purpose unit of government (community) which then loans the funds to a business. When the business repays the loan, the community may retain the funds to capitalize a local revolving loan fund. This fund can then be utilized to finance additional economic development projects within the community.

The second program is the Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED). It is a federally funded program designed to assist communities with expanding or upgrading their infrastructure (i.e., streets, sewer mains, water mains, etc.) to accommodate businesses that have made a firm commitment to create jobs and invest in the community. It is administered by the Wisconsin Department of Commerce (WisCOMM).

The third program available from the Wisconsin Department of Commerce is the Community Development Block Grant - Blight Elimination and Brownfield Development (CDBG-BEBD) Program. The program is designed to assist communities with assessing or remediating the environmental contamination of an abandoned, idle or underused industrial or commercial facility or site in a blighted area. Critical to obtaining a grant is a redevelopment plan that describes how the property will be reused for commercial or industrial development that results in jobs and private investment in the community.

The fourth program available is the Community Development Block Grant for Public Facilities (CDBG-PF). It is a federally funded program designed to assist communities with expanding or upgrading their infrastructure (i.e., streets, sewer mains, water mains, etc.), Library, Senior Center, Handicap Accessibility projects, downtown improvements, Fire Stations among others. Eligible applicants must meet one or more of the following criteria, Low to Moderate Income equal to or greater than 51 percent, be a slum and blight project, or be an Urgent Local Need.

#### **Wisconsin Department of Transportation**

Available from the Wisconsin Department of Transportation is a program called the Transportation Facilities Economic Assistance and Development Program (TEA). The intent of the TEA program is to help support new business development in Wisconsin by funding transportation improvements that are needed to secure jobs in the state. A governing body, a business, a consortium group, or any combination thereof can apply for TEA program funding.

### Enterprise Development Zone (EDZ) Program

The Enterprise Development Zone Program provides tax incentives to new or expanding businesses whose projects will affect distressed areas. Based on the economic impact of a proposed business project, the Department of Commerce will be able to designate an enterprise development zone. A zone is "site specific" and applies to only one business. In order to participate in the program, a business should work with one of Commerce's Area Development Managers and complete a prospect data sheet to submit to the Department. Projects must affect distressed areas suffering from high unemployment, low incomes, declining population, and declining property values.

### Community Development Zones

The Wisconsin Community Development Zone Program can help to expand businesses, start a new one, or relocate a current business to Wisconsin. The Community Development Zone Program is a tax benefit initiative designed to encourage private investment and to improve both the quality and quantity of employment opportunities.

### Transportation Economic Assistance and Development (TEA-Grant) Program

The Transportation Economic Assistance (TEA) program provides 50 percent state grants to governing bodies, private businesses, and consortiums for road, rail, harbor and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state. The goal of the TEA program is to attract and retain business firms in Wisconsin and thus create or retain jobs. The businesses cannot be speculative and local communities must assure that the number of jobs anticipated from the proposed project will materialize within three years from the date of the project agreement and remain after another four years. The program is designed to implement an improvement more quickly than normal state programming processes allow. The 50 percent local match can come from any combination of local, federal, or private funds or in-kind services.



### **Bayfield County Economic Development Corporation**

The Bayfield County Economic Development Corporation provides economic development services to the communities of Bayfield County. It plays a coordinating role for economic development issues that affect Bayfield County and its communities, helps with retention and recruitment, and assists in marketing the county to business and industry. The corporation has a revolving loan fund, provides site selection services for industrial and technology parks, and can be a conduit for state and federal funding. Additional economic development information can be obtained at [www.bayfieldcountyedc.net](http://www.bayfieldcountyedc.net).

### **Wisconsin Indianhead Technical College**

The Wisconsin Indianhead Technical College (WITC) provides educational programs in support of business and industry in the region. It not only provides customized training and technical assistance programs, it also runs an affiliate center of the Northwest Wisconsin Manufacturing Outreach Center which helps manufacturers access and use modern tools and strategies.

### **Realtors Association of Northern Wisconsin**

The Realtors Association of Northern Wisconsin is the local association of real estate brokers. This organization plays an important supportive role to economic development by providing access to the real estate market and relocation services for business and people.

### **Northwest Wisconsin Regional Planning Commission**

On a multi-county level, the Northwest Wisconsin Regional Planning Commission conducts economic development and transportation planning and project development. The Commission is designated as an economic development district by the Economic Development Administration. It is required to undertake economic development planning and project identification for all ten counties and the tribal nations of Bad River, Red Cliff, Lac du Flambeau, Lac Courte Oreilles, and St. Croix of the region. The

Commission provides local economic strategies, industrial site analyses, economic development financing, county economic and population profiles, and community and industrial park profiles.

Effectively using these tools and programs requires an investment by the municipality to provide resources such as staff to organize and manage these tools, foster partnerships, and secure and manage funding. A limited amount of technical assistance is available to municipalities from the State, County, Regional Planning Commission, and other organizations.

## 9. LAND USE



## Land Use

The Land Use Chapter is intended to provide important background data, analyze trends, and define future needs related to land use. This information will serve as the foundation for the development of goals, objectives, policies, and actions. This land use element must be defined and utilized in conjunction with the other eight planning elements and will serve as a guide to future growth and development within the Town of Namakagon.

Defining appropriate land use involves more than making ecological and economical choices. It is also about retaining values, lifestyles, cultural assets, and community character. The planning of future land uses is sometimes perceived as an intrusion on the rights of private property owners. The actual purpose of this activity is to protect rights of the individuals and to give landowners, citizens, and local communities the opportunity to define their own destiny.

As required, this Chapter contains a listing of the amount, type, and intensity of existing uses of land and discusses opportunities for redevelopment within the Town. This chapter will analyze existing trends in the supply, demand, and price of land and contains a future land use map that identifies the community's vision for future land uses.



Table 9-1 Land Ownership		
Public Ownership	Acres	Percent of Town
Federal Government	30,052	72.10%
State of Wisconsin	8	0.02%
Bayfield County	236	0.56%
Town of Namakagon	234	0.56%
Private Lands	11,150	26.76%
Total	41,680	100.00%
(Open Water)	(4,543)	(10.9% of Town's surface area)

*Source: Bayfield County Land Records Dept.*

### *Existing Conditions*

Map 9-1 shows existing land use in the Town of Namakagon. A trend common to many northern Wisconsin counties and towns is the presence of a significant amount of publicly held lands. These lands include federal, state, county, and in some cases town lands that maintain areas for wildlife habitat, recreational use, or timber harvest. Table 9-1 details land ownership in the Town.

### *Future Conditions*

Map 9-2 illustrates the future land use map for the Town of Namakagon. New classifications for the land use categories has been developed in accordance in accordance to future demands and vision for the Namakagon. Next is an overview of each land use classification and recommendations for each land use found within this plan.

### ***Public Forest***

This category encompasses and is divided into Federal, State and County forests. The purpose of this district is to recognize the County's large areas of publicly-held forest land and provide for the continuance of forestry and recreational activities.

#### **Primary and Secondary Land Use**

Primary - Forestry

Secondary - Recreation, camping, hiking, skiing, fishing, etc.

#### **Performance Standards**

Management by federal, state and/or county agencies.

#### **Recommendations**

The overall goal of the public forest land use classification is to preserve and protect public forest lands for future generations. Development within this land use classification is prohibited unless the land use map is amended.





### ***Industrial (or Private Forest)***

Areas designated for long-term forest management and low-impact recreation. Not intended for mixed forestry and residential uses.

#### **Primary and Secondary Land Use**

Primary - Forestry

Secondary - Recreation, very limited residential

#### **Performance Standards**

Forest management practices; natural and scenic resource protection guidelines

#### **Recommendations**

Timber harvesting is an essential form of income for the County. The County forestry department should continue to work cooperatively with the commercial forest industry to encourage sustained commercial use of forestlands. Best Management Practices (BMPs) should be utilized so that timber harvesting is conducted in a manner that minimizes the adverse impacts on watersheds and wildlife habitat. Forest-Limited Residential

Areas designated for mixed forestry and very low-density residential/recreational uses.

#### **Primary and Secondary Land Use**

Primary - Forestry

Secondary - Low Density residential, recreation, home-based businesses.

#### **Performance Standards**

View-shed standards to protect views. Encourage conservation design in order to protect natural resources, scenic qualities and forestry activities.

#### **Recommendations**

In order to ensure that the forest region of Bayfield County is preserved while still allowing for development, cluster zoning and conservation design practices will be required within the forest-limited residential land classification of Bayfield County.

### ***Forest-Limited Residential***

Areas designated for mixed forestry and very low-density residential/recreational uses.

#### **Primary and Secondary Land Use**

Primary - Forestry

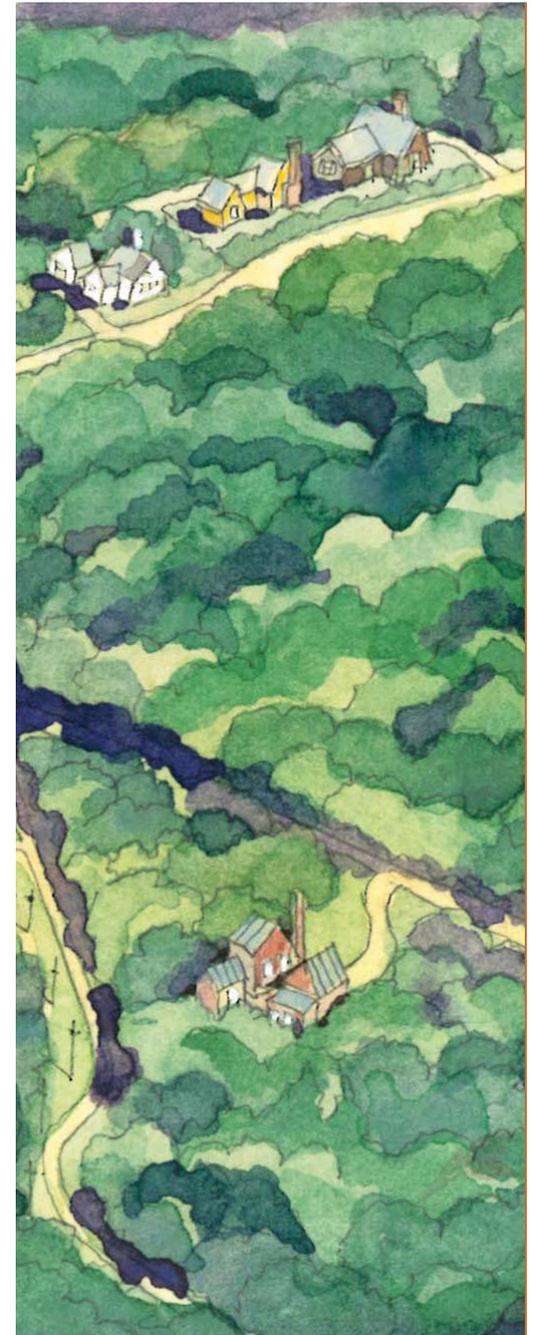
Secondary - Low density residential, recreation, home-based businesses

#### **Performance Standards**

View-shed standards to protect views. Encourage conservation design in order to protect natural resources, scenic qualities and forestry activities.

#### **Recommendations**

In order to ensure that the forest region of Bayfield County is preserved while still allowing for development, cluster zoning and conservation design practices will be required within the forest-limited residential land classification of Bayfield County.





### *Agricultural Core*

Areas where agriculture is well-established and intended to be permanent.

#### **Primary and Secondary Land Use**

Primary - Agriculture, low-density residential. Minimum density is 1 unit per 35 acres

#### **Performance Standards**

Encourage this land use pattern and preserve working farmland

#### **Recommendations**

Active farming is the primary land use for the agricultural core land use classification. As a means of protecting active farmland within this land use, the County should incorporate the Land Evaluation Site Assessment (LESA) tool. In determining agricultural land evaluation, soils are rated and placed into groups ranging from the best to the least suited for a specific agricultural use, such as cropland, forestland, or rangeland. Then, a relative value is determined for each group.

### *Agricultural-Limited Residential*

Agricultural areas that are transitioning into other uses; areas where small-scale or specialized agriculture are compatible with low-density residential development.

#### **Primary and Secondary Land Use**

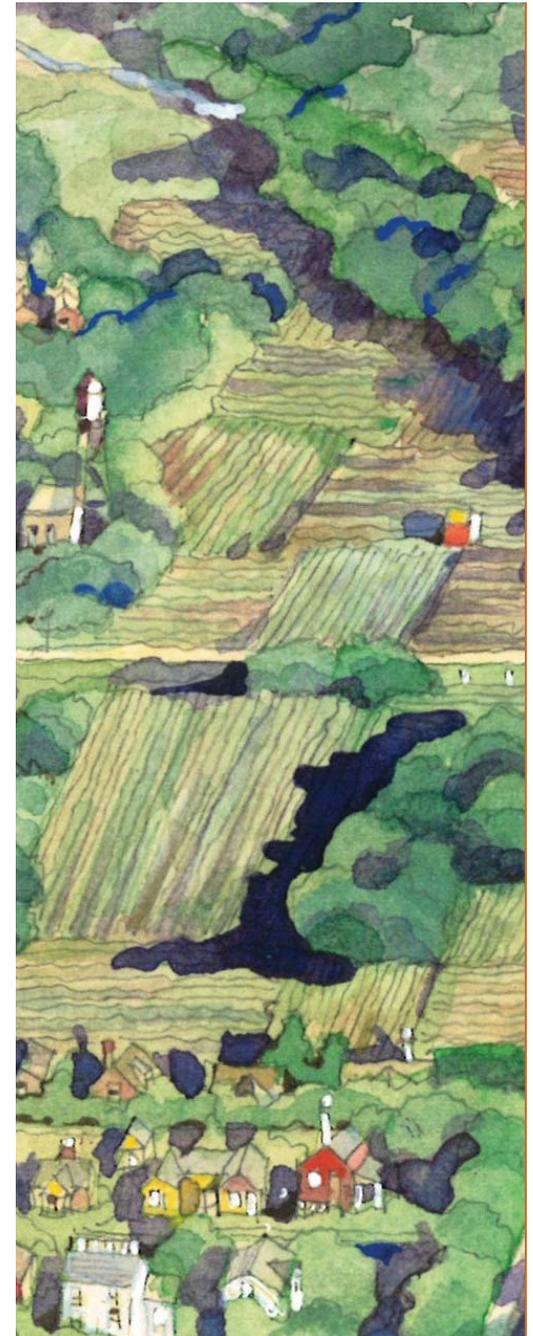
Primary - Agriculture, low density residential. Minimum density is 1 unit per 10 acres.

#### **Performance Standards**

Encourage conservation design in order to protect agricultural operations, scenic qualities and natural resources.

#### **Recommendations**

In order to ensure that active agricultural areas are preserved and protected, cluster housing and conservation design will be promoted within the agricultural-limited residential land classification.





### ***Rural-Moderate Residential***

Areas designated for large-lot or clustered residential in a rural, largely wooded setting.

#### **Primary and Secondary Land Use**

Primary - Large-lot or clustered residential.

Secondary - Forestry, recreation, limited home-based businesses.  
Maximum density is 1 unit per 5 acres.

#### **Performance Standards**

Encourage conservation design and view-shed standards to protect scenic views and rural character.

#### **Recommendations**

Where designated rural residential lands are adjacent to lands protected for resource use, a reasonable dwelling setback from the resource land should be required and any other means used to minimize the potential for conflicts between accepted resource management practices and rural residents should be incorporated.

### *Shoreland-Concentrated Residential*

Areas that include existing and potential shoreland development, encouraging future development at intensities that will protect water quality and natural habitat.

#### **Primary and Secondary Land Use**

Primary - Residential.

Secondary - Limited, low-impact recreational uses; limited multi-family or attached residential.

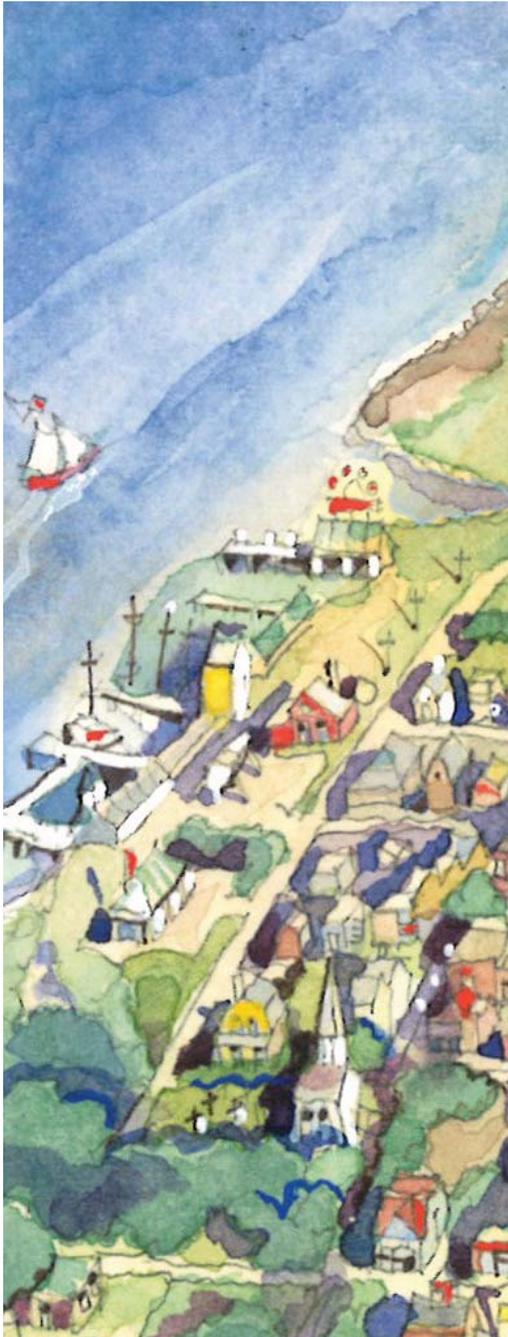
#### **Performance Standards**

Vegetative buffers, clearance requirements, and stormwater management plans.

#### **Recommendations**

In order to balance growth with the natural beauty of the many lakes, streams, wetlands, and rivers within Bayfield County, residential development with this land use classification should incorporate cluster development, conservation design and vegetative buffer standards. The County should consider refining conservation design and master plan guidelines.





### *Shoreland Recreation*

Areas that are or will be developed with a combination of commercial recreation and residential use.

#### **Primary and Secondary Land Use**

Primary - Resort development, commercial recreation, residential uses, including limited multi-family or attached residential.

#### **Performance Standards**

Vegetative buffers, clearance requirements, and stormwater management plans.

#### **Recommendations**

Shoreland recreational areas are intended to blend small-scale commercial with residential uses. Both of these uses should follow the recommendations set forth as part of the Shoreland-Concentrated Residential land use classification.

### *Village Mixed Use*

Unincorporated village centers, including those with central utilities.

#### **Primary and Secondary Land Use**

Primary - Mixed commercial, residential, institutional uses.

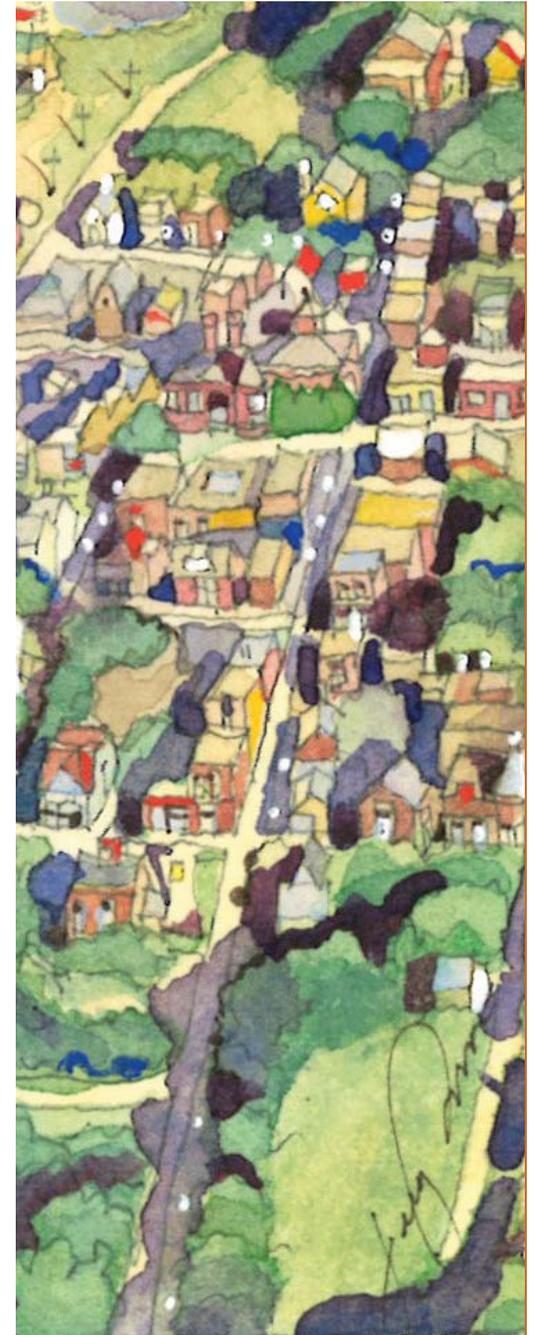
Secondary - Recreational, institutional.

#### **Performance Standards**

Contextual design standards may be considered to avoid out-of-scale development.

#### **Recommendations**

Higher density development should be designated in traditional village centers or municipal areas. The County will encourage individual design standards on a town-by-town basis within village mixed-use areas.





### ***Village Residential***

Residential neighborhoods within unincorporated villages; many include potential expansion areas.

#### **Primary and Secondary Land Use**

Primary - Single-family residential.

Secondary - Other types of residential, senior housing, etc.

#### **Performance Standards**

Contextual design standards may be considered to avoid out-of-scale development.

#### **Recommendations**

Residential development within the Village Residential land use classification should be developed in a fashion that meets the size, scale and context of surrounding areas.

### *Commercial*

Existing highway-oriented commercial.

#### **Primary and Secondary Land Use**

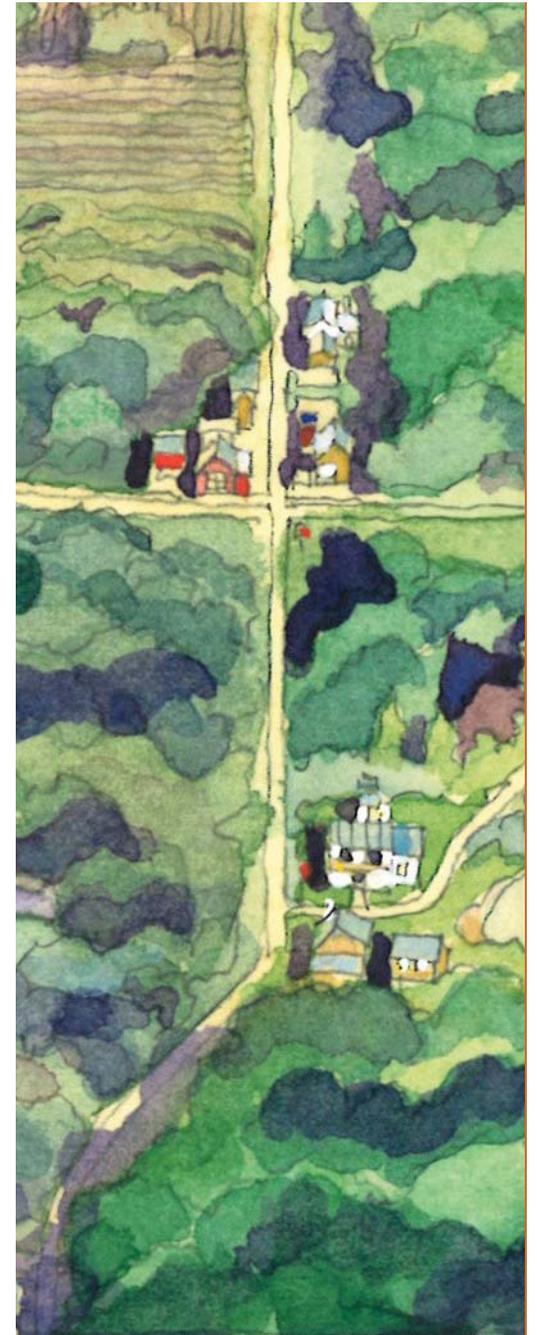
Primary - Commercial and small-scale office uses.

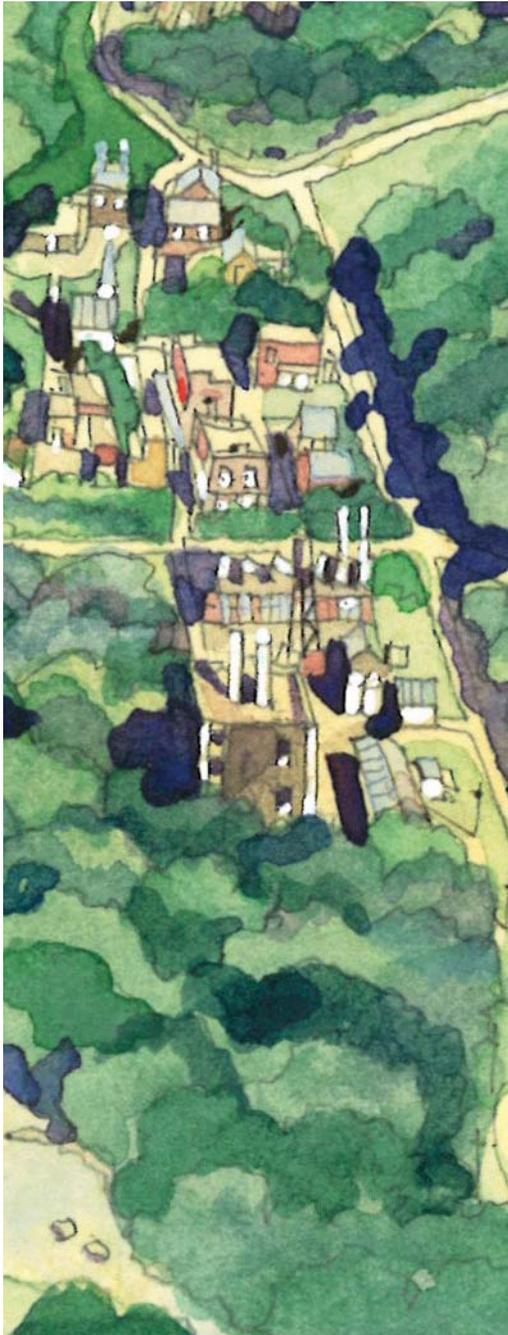
#### **Performance Standards**

Examine potential design standards to improve aesthetics and vehicular and pedestrian access.

#### **Recommendations**

New commercial development will be encouraged in core communities throughout the County. Where limited commercial is proposed, it should be developed in small rural residential clusters and near major intersections throughout the County.





### ***Industrial***

Recognizes existing industries and potential new business park locations.

#### **Primary and Secondary Land Use**

Primary - Industrial

Secondary - Limited commercial.

#### **Performance Standards**

Review and updated performance standards for environmental protection.

#### **Recommendations**

New industrial development will be encouraged in core communities throughout the County. Design standards and guidelines for industrial land uses will be encouraged throughout the County.

### *Mining*

Existing sand and gravel operations will be treated as a temporary use, with land to be eventually reclaimed.

#### **Primary and Secondary Land Use**

Primary - Extraction, to be determined by application

#### **Performance Standards**

Performance standards for management and reclamation of sites. Try to avoid conflicts with residential development.

#### **Recommendations**

A mitigation and restoration plan is required for mining areas within the County.



### ***Natural Resources Protection***

Identified priority natural resource areas to be protected, including lakes, rivers, wetlands, steep slopes, rivers, lakes, streams, bluffs, floodplains, and other features to be determined.

### **Primary and Secondary Land Use**

Primary - See underlying zoning map for specified uses within this area.

### **Performance Standards**

Performance standards differ depending upon the specific resource.

### **Recommendations**

The purpose of this overlay is to limit development in and adjacent to areas classified as significant natural resource areas. Where development is proposed, a master plan will be required prior to formal review by the County.

### *Tribal Lands*

An overlay upon various other land use categories indicating Trust lands within the Red Cliff Band of Lake Superior Chippewa Indian Reservation.

### **Primary and Secondary Land Use**

Primary - See underlying land use or zoning designation.

### **Performance Standards**

Recognize Tribal Plans and Land Uses

### **Recommendations**

Land use classifications within this area are made by the Tribal Council. As a part of the intergovernmental cooperation portion of this plan, land use decisions within both Tribal Lands and lands abutting the Tribal Lands Overlay are encouraged to be reviewed jointly.



### *Municipal*

Areas that are owned or operated by the County, town, school district or intergovernmental agency or organization.

#### **Primary and Secondary Land Use**

Primary - County, Town or School owned or operated facilities.

#### **Performance Standards**

Examine potential design standards to improve aesthetics and vehicular and pedestrian access.

#### **Recommendations**

Municipal land use classifications include Town Halls, schools, churches, airports and other Town, County or municipal-owned or operated lands.

## *Land Use Goals and Objectives*

The land use goals are idealized end results that the Comprehensive Plan strives to accomplish in managing future growth while protecting social, economic, and natural resources. The land use objectives represent the official position and action items that the Town will follow with respect to implementing controlled growth strategies.

The Town of Namakagon anticipates slow growth to meet the projected population demands as outlined in Chapter 2. In order to ensure that future growth and changes in land use do not adversely affect the rural character or natural resources of the area, the Town of Namakagon has developed the following goals and objectives.

### **Goal**

Preserve the town's existing character.

- Objective: Guide residential, commercial, and other developments into appropriate areas of the town.
  - Develop and administer a site plan review process to ensure a uniform image throughout the community.
  - Determine if existing zoning classifications are sufficient to meet the future needs of the Namakagon.
  - Keep commercial developments centralized to encourage a distinct community rather than strip type development
  - Encourage clustered developments to conserve land and efficiently provide public services and accessibility
- Objective: Coordinate with neighboring towns and Bayfield County regarding anticipated future growth and day-to-day planning activities.
  - Regularly meet with officials from adjacent towns and Bayfield County to discuss future planning activities and developments that may impact all communities.

*The land use goals are idealized end results that the Comprehensive Plan strives to accomplish in managing future growth while protecting social, economic, and natural resources.*

What is Light-imprint? Light-imprint is a green approach to compact residential, commercial and industrial design. By incorporating light-imprint design techniques within the context of the Town of Russell, better management of runoff, natural drainage areas and overall design concepts can be enhanced.



- Objective: Balance the needs of environmental protection and stewardship with reasonable and appropriate use of private property.
  - Coordinate with Bayfield County to consider additional requirements for conservation considerations in lakeshore areas. These requirements and best management practices should establish a minimum percentage of area that shall be preserved in a development and create buffers zones and screens along roads and sensitive natural resources (i.e. steep slopes, wooded areas, wetlands, lakes, etc.).
  - Develop light-imprint standards that will provide standards for minimizing the environmental impact on residential and commercial uses.
  - Develop over-lay requirements for sensitive areas in conjunction with Bayfield County.
  - Address the need for aesthetic requirements, controls and town ordinances on boathouses, boatlifts and use of houseboats.
  - Address lakeshore development issues with an emphasis on preventing parcelization so as to protect property values and the environmental quality of the lakes
  - Afford the highest possible protection to sensitive lakeshore, river and wetland areas.
  - Develop an informational pamphlet to inform property owners about town resources, service and best practices for maintaining the Town's character.

- Objective: Maintain and improve the visual aesthetics and rural “northwoods” character of the Town of Namakagon
  - Establish a set of recommended design standards for commercial signage, lighting and building developments that are consistent with the goals of this plan.
  - Encourage the use of landscaping and screening to reduce the visual impacts of conflicting land uses in proximity to one another.
- Objective: Provide continual public review and a public-based amendatory process to the comprehensive plan.
  - Conduct a review of the comprehensive plan on an annual basis.
  - Utilize the plan commission to inform the Town Board on recommended changes needed within the comprehensive plan as land use patterns or trends change.

### *Assessment of Future Conditions*

The use of land is the most important factor in managing the future growth of any community. Land use trends indicate what changes are occurring regarding type, location, and intensity of land uses over time. It is these changes that have to be managed in a manner that is beneficial to area residents and the environment.

Future land use activities and their resulting change to the landscape over the next 20-year period are difficult to predict. Changes in the local or national economy, natural disasters, and the overall change in year-round residents are some of the factors that will influence how land use activities may change in the future. Future land use changes for the period 2010 to 2025 has been developed to assist in predicting future development activities relating to agricultural, residential, and forestland use. According to the U.S. Census, the Namakagon will experience a small increase in total housing units and only a small increase in the total number of households.

The future land use map is intended to serve as a guide to the plan commission and Town Board in matters concerning

land use activities. As a decision-making tool it is important that it be regarded as general in nature and should not be used for site-specific decisions. It is for this reason that only general locations for various land uses are shown on the map.

### **Opportunities for Redevelopment**

Specific opportunities were not discussed and will be handled on an as need basis. Decisions on redevelopment will be based on the zoning ordinance and comprehensive plan.

### **Land Use Conflicts**

There are no known land use conflicts. The existing land use map has been reclassified with new land use classifications as part of the future land use map.

### **Boundaries of service areas of public utilities**

The boundaries for the public utilities mirror the town limits shown on the land use map.

### *Land Use Policies*

The Town of Namakagon will routinely review and amend the future land use map and comprehensive plan. The town recognizes that a comprehensive plan is not a static document and that it must evolve to reflect current conditions. In some situations, it may even be desirable to amend the town's plan (and maps) to accommodate a compatible, but previously unplanned use. Likewise, a change in county or regional policy, technological changes, or environmental changes may also impact the plan.

Any change to the plan (including the plan maps) will be considered in the context of all nine required plan elements, including the visions, goals and policies expressed in this document. When amendments are considered the town will initiate a formal public hearing and distribution per the requirements of the Wisconsin Smart Growth Law. Any amendment to the Comprehensive Plan (including maps) will first be reviewed by the Plan Commission and a recommendation will be given to the Town Board for their consideration of approval.

### *Land Use Agencies and Programs*

There are a number of available agencies and programs to assist communities with land use projects. Below are brief descriptions of various agencies and programs.

#### **University of Wisconsin**

The UW-Madison has a department of Urban Planning that can provide research and outreach planning services to area communities. For more information visit [www.wisc.edu/urpl](http://www.wisc.edu/urpl).

#### **Chequamegon-Nicolet Land and Resources Management Plan 2004**

A plan written by the United States Forest Service specifically for the Chequamegon Forest that will guide the rules and regulations into the future.

# 10. IMPLEMENTATION



## Implementation

This element serves as a “priority” list for implementing and realizing the plan. It prescribes those actions necessary to realize the visions, goals, and objectives highlighted in previous chapters of the plan. The plan addresses many important components critical to sustaining a healthy community while preserving the areas rural character, natural resources, and history. As change is inevitable, the plan may need to be amended to appropriately reflect land use changes.

### *Action Plan*

The Town of Namakagon Comprehensive Plan is intended to help guide land use decisions within the Town. The plan is an expression of the Town’s wishes and desires and provides a series of policies for assisting the community in attaining its visions, goals, and objectives. The plan is not an attempt to predict the future, but rather an attempt to document the community’s values and philosophies that citizens of the Town of Namakagon share. The plan guides a variety of community issues including housing, transportation, land use, economic development, and intergovernmental cooperation.

The Namakagon Plan Commission, Town Board, and citizens in reviewing all proposals pertaining to development in the Town of Namakagon should utilize the Comprehensive Plan. Proposals should be examined to determine whether they are consistent with community wishes and desires as expressed in the plan. As part of the review, a thorough review of the plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether or not the plan provides relevant direction and whether the requested action is in conformance with the plan. Development proposals with significant potential impacts will require a more detailed analysis in order to determine consistency.

*The Town of Namakagon Comprehensive Plan is intended to help guide land use decisions within the Town. The plan is an expression of the Town’s wishes and desires and provides a series of policies for assisting the community in attaining its visions, goals, and objectives.*

### *Plan Integration and Consistency*

Within this implementation element, it is required to “describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan.” As a result of the comprehensive plan being developed in a coordinated and simultaneous effort, the planning process has ensured that the development and review of each element is consistent with the others; and based on that analysis, there are no known inconsistencies between the planning elements. In the future, as plan amendments occur, it is important that the Namakagon Plan Commission and Town Board both conduct consistency reviews. Those reviews will ensure the document continues to represent an integrated approach to planning.

To ensure consistency across jurisdictional boundaries, the Town of Namakagon encourages early dialog between all adjoining and overlapping jurisdictions (towns and counties) as they develop or revise their comprehensive plans and ordinances. Where inconsistencies are identified and a resolution cannot be reached, future actions can be developed to bring the parties together to address their concerns.

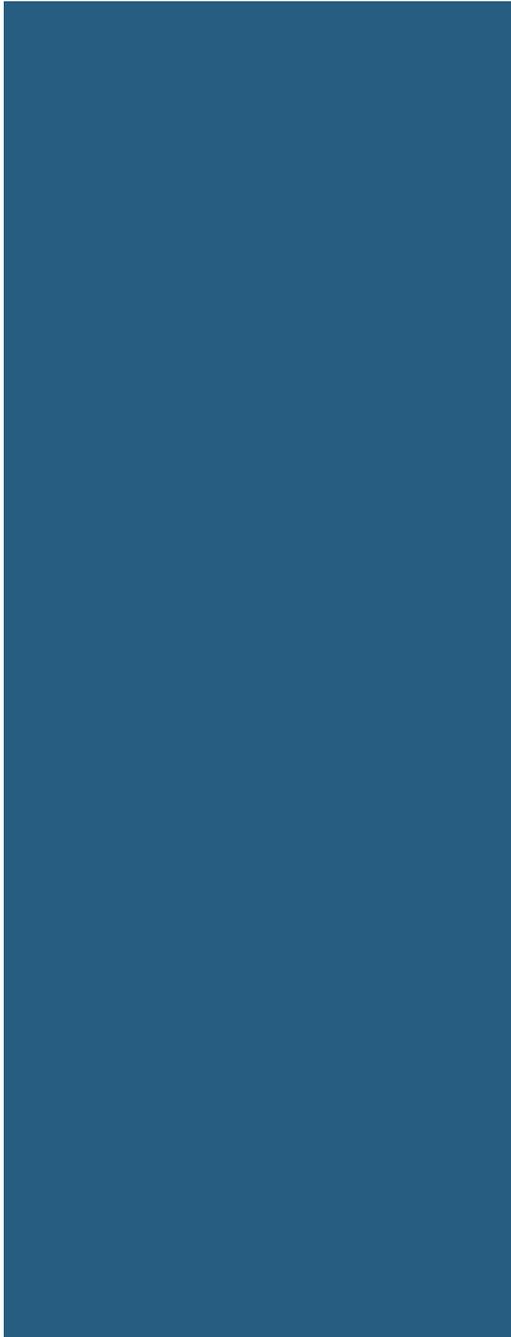
### *Plan Monitoring and Evaluation*

As part of the comprehensive planning process, a number of goals, objectives, and action items were developed that when implemented are intended to build stronger relationships and give direction to the Town Board and its residents. The goals are the “purpose or end” that provides direction for the Town and other governmental organizations, such as Bayfield County.

Objectives are statements that are measurable benchmarks the community works to achieve, and the actions are more specific statements that set preferred courses of action to carry out the objectives in the future. While many of the objectives and actions can be accomplished in the short term several others will be continuous or ongoing and do not have a specific implementation target date. As is stipulated in 1999 Wisconsin Act 9, a comprehensive plan must be updated at least once every 10 years. However, in order to ensure that the Town’s plan is an effective management tool, the Town of Namakagon Plan Commission will review the plan goals and objectives annually to track those activities that have been completed to

realize its accomplishments and identify areas where additional resources or actions are needed. Part of this effort, will also include addressing conflicts which may arise between the elements of the plan.

As a means of measuring progress towards achieving the goals of the comprehensive plan, an implementation schedule has been developed that assigned a target date to the plans’ objectives and actions.



**Table 10-1 Housing Implementation Schedule**

Goal, Objective, Action	Target Date
Goal: The housing stock in the Town of Namakagon should provide an adequate range of housing opportunities to meet the varied needs and desires of existing and future community residents and second home owners.	Ongoing
Objective: Coordinate the provision of all public services and utilities with new residential development in the Town	Ongoing
Objective: Maintain viable, properly zoned areas that are available for new residential development.	Ongoing
Objective: Encourage development of housing, including owner and renter occupied units, to accommodate all income levels	Ongoing
Action: Support efforts of private and non-profit organizations to address the needs of all income levels, age groups, and persons with special needs in the development of housing within the Town.	Ongoing
Objective: Increase the supply of alternative housing opportunities to serve residents of all ages, including but not limited to, independent and assisted living facilities for elderly and disabled residents.	2010-2015
Action: Support efforts and new programs that will provide additional elderly and disabled resident housing opportunities and services	2010-2015
Goal: Guide new housing development into areas that minimize impacts on sensitive natural resources so that the Town continues to be an attractive place to reside.	Ongoing
Objective: Encourage development in areas that will not result in property or environmental damage.	Ongoing
Action: Utilizing information in the Agricultural, Natural, and Cultural Resources Element, the Town shall inventory and map sensitive resources that should be preserved to the greatest extent possible.	2010-2011
Action: Encourage "low-impact" development that strives to retain natural vegetation that can help reduce storm water runoff and flooding.	Ongoing
Action: Encourage landscaping and natural screening between building sites within the downtown area.	Ongoing
Goal: Improve the existing housing stock to enhance quality, livability, and character	Ongoing
Objective: Encourage the elimination of substandard, blighted, or deficient housing throughout the Town, which will benefit housing values over time.	Ongoing
Action: Support the enforcement of residential codes and nuisance ordinance standards that restriction and/or prohibit the accumulation of junk and debris.	Ongoing
Action: Disseminate information regarding the rights and responsibilities of owning a home/ property in the Town of Namakagon.	2010-2011
Action: Use available federal, state, and local funds for housing rehabilitation grants and loans to help owners improve their homes and building sites.	Ongoing
Action: Promote the preservation and rehabilitation of the existing housing stock.	Ongoing
Action: Encourage Bayfield County and the State of Wisconsin to further develop a housing rehabilitation program utilizing low or no-interest loan program funds.	Ongoing

Table 10–2 Transportation Implementation Schedule	
Goals, Objectives, Actions	Target Date
Goal: The transportation system in the Town of Namakagon shall facilitate the safe and efficient movement of its citizens within the Town while preserving the identity of the community.	Ongoing
Objective: Coordinate with other jurisdictions in enhancing transportation services.	Ongoing
Action: Establish open line of communication with Bayfield County, WisDOT, and local or regional transit authorities to maintain and enhance transportation facilities throughout the Town.	Ongoing
Action: Develop a comprehensive Trail plan in conjunction with adjoining towns and Bayfield County	2012
Action: Continue to establish a local network of roads that is connected, coordinated, and affordable that will link residents to important community facilities and regional highways.	Ongoing
Action: Require private developers to design and construct roads currently under private ownership to Town standards.	Ongoing
Goal: Transportation improvements shall balance environmental factors with transportation needs and the desired land uses as identified in the future land use section of the Comprehensive Plan.	Ongoing
Objective: Plan, design, and construct transportation improvements that respect the natural environment and reflect the aesthetic character and values of the Town	Ongoing
Objective: Upgrade and reconstruct roads and identify potential rustic roads.	Ongoing
Objective: Establish a better funding base for road construction	2014
Objective: Plan roads to allow for pedestrian, bicycles and other recreational users.	Ongoing
Objective: Educate the community about traffic laws to improve safety and comfort of all road users, with a focus on attitudes that promote multiple use and minimize road use conflicts	2012
Goal: The future transportation system should be flexible and multi-modal and provide for the needs of citizens and businesses in the Town of Namakagon.	Ongoing
Objective: Support efforts to expand walking, bicycling, transit, and other modes of travel.	Ongoing
Objective: Create a multi-jurisdictional committee to develop a plan for connecting corridors between surrounding counties and/or towns.	2012

Table 10-3 Utilities and Community Facilities Implementation Schedule	
Goals, Objectives, Actions	Target Date
Goal: Implement a Comprehensive Water Management Plan	
Objective: The Town of Namakagon in association with Bayfield County et.al. will work to develop a comprehensive grey water management plan for the area	2015
Objective: Work with the lake associations and the Wisconsin DNR to create awareness about water quality issues in the Town of Namakagon	Ongoing
Objective: Conduct a feasibility study to determine if forming sanitary districts within the Town of Namakagon will benefit the residents of the Town.	2014
Goal: Maintain essential emergency services to protect the public health, safety and welfare of the community.	Ongoing
Objective: Ensure there are adequate emergency services of sheriff police, fire, rescue, hazardous event responders and emergency medical services.	Ongoing
Goal: Maintain and enhance community facilities and services, which contribute to the quality of life for area residents.	
Objective: Continue to evaluate the Town of Namakagon Comprehensive Plan and develop needed utilities and community facilities as deemed necessary.	Ongoing
Objective: Encourage government jurisdictions to work together in implementing policies consistent with the local and county comprehensive plan recommendations.	Ongoing
Objective: Consider ways to improve a purchasing system by purchasing in larger bulk quantities.	Ongoing
Objective: Encourage sharing between the county and local jurisdictions when beneficial	Ongoing
Objective: Continue to encourage countywide tourism efforts and promotional effort through various Chambers of Commerce	Ongoing
Objective: Seek grants, loans and other non-tax sources of revenue to better meet the communities needs	Ongoing
Objective: Coordinate with Bayfield County, Northern Waters Library System, and area school districts to ensure Town residents' library demands are being satisfied and determine ways to ensure the community library remains successful.	Ongoing
Objective: Continue to support having good health care and education facilities within the Town.	Ongoing
Goal: Utility improvements shall be planned in a collaborative way with surrounding jurisdictions.	
Objective: Utility improvements shall balance environmental factors with the need to rehabilitate and expand services and/or utility networks.	Ongoing
Objective: Encourage government jurisdictions to work together in implementing policies consistent with the local and county comprehensive plan recommendations.	Ongoing
Objective: Maintain existing shared service agreements with neighboring communities and explore opportunities for additional joint efforts to provide public services. When possible and appropriate the Town of Namakagon will seek to enter into written agreements with other jurisdictions or agencies to formalize arrangement to share services and facilities.	Ongoing

Table 10–4 Economic Development Implementation Schedule	
Goals, Objectives, Actions	Target Date
Goal: Assist current employers to expand/improve their business, develop year round businesses, increase the number of career level jobs and to continually improve the four season tourism industry.	
Action: Work with Wis DNR to develop hunting/fishing regulations that allow for economic growth and balance wildlife resources.	Ongoing
Action: Assist emerging low-impact businesses	Ongoing
Action: Encourage the establishment of professional services for small businesses in the Town	2015
Objective: Provide financial assistance and/or incentives through state and federal grants, low interest loans and other financial instruments to existing and new companies.	Ongoing
Objective: Develop infrastructure that sustains businesses such as cell phone, Internet access, cable TV, etc.	2014
Objective: Promote southern Bayfield County through effective marketing techniques	2012
Action: Work with the Cable Chamber of Commerce, Bayfield County Economic Development Corporation, Sawyer County Development Council and others to increase awareness of Namakagon's resources.	Ongoing
Objective: Ensure that future commercial development is compatible with the existing character of the Town of Namakagon.	Ongoing
Action: Study the feasibility of building a fish hatchery	2013
Action: Study the feasibility of developing assistive living arrangements/nursing home services	2014
Action: Consider businesses that will support the woodproducts industry	Ongoing
Action: Ensure that the zoning code adequately addresses development standards that reflect the characteristics of the Town (e.g. appropriate building materials, setbacks from natural resources, signage, lighting, landscaping, etc.).	Ongoing
Action: New commercial activities should be limited to those areas designated for such use on the Future Land Use Map in order to minimize adverse impacts upon surrounding land use, particularly residential use.	Ongoing

Table 10-5 Intergovernmental Cooperation Implementation Schedule	
Goals, Objectives, Actions	Target Date
Goal: Encourage government jurisdictions to work together in implementing policies consistent with the local and county comprehensive plans.	Ongoing
Objective: Notify the area school districts about proposed residential developments so the districts may plan accordingly. Encourage the school district to provide input into these decisions.	Ongoing
Objective: Notify appropriate state and federal agencies of proposed land use changes and development plans.	Ongoing
Objective: Maintain existing shared service agreements with neighboring communities and explore opportunities for additional joint efforts to provide public services. When possible and appropriate the Town of Namakagon will seek to enter into written agreements with other jurisdictions or agencies to formalize arrangements.	Ongoing
Objective: Identify ways, when appropriate to cooperate planning and ordinance administration between adjoining towns or counties.	Ongoing
Objective: Encourage intergovernmental collaboration, including non-profit agencies, where appropriate, in the siting, design, and use of future public buildings and facilities in the Town of Namakagon in a cost-effective and efficient manner through joint service agreements	Ongoing
Objective: Coordinate appropriate installation and trails that benefit the community	Ongoing
Goal: Encourage a more efficient use of common resources between Ashland, Sawyer and/or Bayfield Counties and local jurisdictions	Ongoing
Objective: Develop a catalog and inventory of equipment having the potential for sharing between units of government	2013
Objective: Consider ways to improve a purchasing system by purchasing in larger bulk quantities	2013
Objective: Encourage cost sharing between the county and local jurisdictions when beneficial	2013
Objective: Continue to encourage countywide tourism efforts and promotional efforts through Chambers of Commerce	Ongoing
Objective: Continue to seek grants, loans, and other sources of intergovernmental funding.	Ongoing
Objective: Expand and continue to explore the potential for mutual services with neighboring towns or the county. This could included opportunities for training programs that would enhance the skills of the people involved in these activities	Ongoing
Objective: Continue to provide assistance and assess equipment that can be shared for public works projects with other local governments and Bayfield County.	Ongoing
Goal: Promote timely and effective communication among local government jurisdictions regarding planning and development in our region.	Ongoing
Objective: Continue to coordinate four-town meetings on a quarterly basis as needed.	Ongoing
Objective: Invite UW Extension, Bayfield County Land and Water Conservation, or other local agencies to work with Forest Lodge Library in displaying education materials available to private landowners.	Ongoing
Objective: Continue communication between the Town Board and its governing bodies. Continue to disseminate information to the public regarding issues related to these bodies.	Ongoing

Objective: Continue to maintain the Town of Namakagon website and email to disseminate information.	2010
Objective: Interact and cooperate with the St. Croix National Scenic Riverway and the Chequamegon-Nicolet National Forest staff. Encourage coordination in protecting the environmentally sensitive areas these agencies are protecting.	Ongoing
Objective: Coordinate transportation needs and improvements with the County, local providers, and WisDOT to assure the established goals and land use plans are adequately met. Monitor development patterns in adjacent communities and as appropriate with public transportation providers.	Ongoing
Goal: Support Bayfield County efforts to implement cooperative programs to reduce the human and environmental risks posed by household and agricultural waste, including hazardous waste	Ongoing
Objective: Request Bayfield County apply for funding and grants to continue conducting household and agricultural chemical hazardous waste such as Clean Sweep Programs	Ongoing
Objective: Request that Bayfield County disseminate information to residents regarding disposal of such waste and study the feasibility of providing a permanent County household waste drop-off site for use by all County residents.	2013
Goal: Reduce land use planning, ordinance administration, and other boundary issue conflicts between the Town of Namakagon and other communities in Bayfield County	Ongoing
Objective: Identify existing or potential conflicts between local governmental units, including future land use trends, and describe processes to resolve such conflicts.	Ongoing
Action: Establish a conflict resolution process with adjoining and overlapping jurisdictions.	Ongoing
Action: Work with Bayfield County and the surrounding towns on land use and zoning issues. Address potential annexation and boundary adjustments with neighboring municipalities before they become an issue.	Ongoing
Objective: Continue existing cooperation and consider future planning efforts with other local governments and Bayfield County	Ongoing
Goal: Encourage comprehensive water resource management and protection of surface water, groundwater, water dependent natural resources.	Ongoing
Objective: Support and participate in any county, lake district, association or other agency initiatives in coordinated planning of water resource management or protection projects in the Town of Namakagon.	Ongoing
Objective: Address regional issues by communicating and coordinating actions, working with regional or state jurisdictions, or other local communities to address and resolve issues which are regional in nature.	Ongoing
Goal: Support and participate in any community initiatives in coordinated planning of agriculture, natural or cultural resources	Ongoing
Objective: Assess the possibility for communities to link areas together to form contiguous natural areas	Ongoing
Goal: Support the Bayfield Economic Development Corporation, Sawyer County Economic Council and other similar organizations in the area to promote economic development in our region.	Ongoing

Table 10-6 Agricultural, Natural, and Cultural Resources Implementation Schedule

Goals, Objectives, Actions	Target Date
Goal: Conserve, protect, manage, and enhance the town's natural resources, including but not limited to, lakes, rivers/streams, wetlands, groundwater, forestlands, and other wildlife habitats in order to provide the highest quality of life for the Town of Namakagon citizens and visitors.	
Objective: Enforce setback requirements for water resources by enforcing Town shoreland standards when applicable.	Ongoing
Action: Educate residents about the importance of natural areas and wildlife corridors.	Ongoing
Objective: Endorse the Wisconsin Department of Natural Resources watershed initiatives to educate shoreland and basin property owners on the appropriate safe levels, application, timing and safe types of fertilizers and pesticides applied to lawns and fields in the Town.	Ongoing
Action: Identify Town stormwater inlets to lakes within the Town and monitor for quality and quantity of runoff. Also monitor for signs of phosphorus entering the lakes.	Ongoing
Objective: Endorse the Wisconsin Department of Natural Resources watershed initiatives to restore altered shoreland vegetation and prohibit removal of natural vegetation in critical shoreland areas.	Ongoing
Objective: Conduct a feasibility study to determine if a Lake District will benefit the residents of the Town and protect the numerous lakes located within.	2012
Objective: Promote the establishment and maintenance of natural buffers along water resources.	Ongoing
Action: Encourage Bayfield County and the Wisconsin Department of Natural Resources to fund buffer strips along streams and the lakeshores.	Ongoing
Action: Work with the Town highway department, Bayfield County Highway Department, and local contractors to maintain buffers adjacent to roadways that are close to lakes and wetlands.	Ongoing
Objective: Educate the public on best management practices that will ensure the protection of natural resources.	2012
Action: Publish or obtain information that can be distributed to residents on the disposal of hazardous materials, such as paint, waste oils, computers, insecticides, etc.	Ongoing
Objective: Collaborate with state and local organizations whose charge is to enhance water quality.	2013
Action: Continue the proactive approach toward monitoring and curbing the spread of invasive water species.	Ongoing
Action: Improve and maintain facilities at boat landings that protect the lakes from invasive species.	Ongoing
Action: Periodically review the number, usage, and condition of the boat landings on the lakes.	Ongoing
Objective: Protect and manage local forested areas and other wildlife habitats.	Ongoing
Action: Encourage selective cutting in forest stands.	Ongoing
Action: Coordinate with WDNR to identify and protect wildlife habitats.	Ongoing
Action: Inventory and map sensitive resources that should be preserved to the greatest extent possible.	2006-2008

Action: Encourage "low-impact" development that strives to retain natural vegetation.	Ongoing
Action: Discourage habitat fragmentation by encouraging development on the fringes of identified habitat areas.	Ongoing
Action: Work and cooperate with local land trust and similar organizations on forest and wildlife habitat protection, management, and preservation.	Ongoing
Goal: Preserve and enhance cultural resources, including historical and archeological sites and resources.	
Objective: Coordinate with the Bayfield County Historical Society and other such groups to update the inventory of historic properties in the Town of Namakagon and share this information with the State of Wisconsin Architecture and History Inventory.	2010-2012
Action: Develop a list of eligible or registered historical places in the town.	2010-2012
Action: Enhance the development of the Cable Natural History Museum and the Cable Namakagon Historical Museum	Ongoing
Action: Work with the Forest Lodge Library to upgrade its ability to serve the communities that use the library	2012
Action: Work with private landowners on the preservation of historic buildings.	Ongoing



Table 10-7 and Use Implementation Schedule

Goals, Objectives, Actions	Target Date
Goal: Preserve The Town of Namakagon's existing character.	
Objective: Guide residential commercial, and other developments into appropriate areas	Ongoing
Action: Develop and administer a site plan review process to ensure a uniform image	2010
Action: Keep commercial developments centralized to encourage a distinct community rather than strip type development.	Ongoing
Action: Encourage clustered developments to conserve land and efficiently provide public services and accessibility.	Ongoing
Action: Determine if existing zoning classifications are sufficient to meet the future needs	2010
Objective: Coordinate with neighboring municipalities (towns and cities) regarding anticipated future growth and day-to-day planning activities.	Ongoing
Action: Regularly meet with officials from adjacent towns and Bayfield County to discuss future planning activities and developments that may impact all communities.	Ongoing
Objective: Balance the needs of environmental protection and stewardship with reasonable and appropriate use of private property.	Ongoing
Action: Coordinate with Bayfield County to consider additional requirements for conservation considerations in lakeshore areas. These requirements and best management practices should establish a minimum percentage of area that shall be preserved in a development and create buffers zones and screens along roads and sensitive natural resources (i.e. steep slopes, wooded areas, wetlands, lakes, etc.).	Ongoing
Action: Develop light-imprint standards. That will provide standards for minimizing the environmental impact on residential and commercial uses.	2010-2011
Action: Develop over-lay requirements for sensitive areas in conjunction with Bayfield County	2014
Action: Address the need for aesthetic requirements, controls and town ordinances on boathouses, boatlifts, and use of houseboats	2014
Action: Address lakeshore development issues with an emphasis on prevent parcelization so as to protect property values and the environmental quality of the lakes.	Ongoing
Action: Afford the highest possible protection to sensitive lakeshore, river and wetland areas.	Ongoing
Action: Develop an informational pamphlet to inform property owners about town resources, services and best practices for maintaining the Town's character.	2012
Objective: Maintain and improve the visual aesthetics and rural "northwoods" character	Ongoing
Action Establish a set of recommended design standards for commercial signage, lighting, and building developments that consistent with the goals of this plan.	2014
Action: Encourage the use of landscaping design standards and screening to reduce the visual impacts of conflicting land uses in proximity to one another.	Ongoing
Objective: Provide continual public review and a public-based amendatory process to the comprehensive plan.	Ongoing
Action: Conduct a review of the comprehensive plan on an annual basis.	Ongoing
Action: Utilize the plan commission to inform the Town Namakagon recommended changes needed within the comprehensive plan as land use patterns or trends change.	Ongoing

### *Plan Amendments and Updates*

Evaluating the Comprehensive Plan is an ongoing process and will, at some time, lead to the realization that the plan requires updating and amendments. The time that elapses between the completion of the plan and the need to amend the plan depend greatly on evolving issues, trends, and land use conditions. Periodic updates will allow for updates to statistical data, and too ensure the plan's goals, objectives, and actions reflect the current conditions, needs, and concerns. The Comprehensive Planning legislation requires plan updates at least every 10 years. The Town of Namakagon Plan Commission will remain flexible in determining when and how often the plan should be updated. A tremendous amount of change can occur in a community over just a couple of years and the Town of Namakagon will be prepared to address changing conditions with timely plan updates. Amendments to the plan will follow the requirements of State law and will be evaluated for consistency with the existing plan, including all elements.