Town of Namakagon Comprehensive Plan

2019

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Cable
Namakagon
Cable
Federal Highway
State Highway
County Road
Town Road
Lake
River or Stream
Intermittent
Municipal Boundary
County Boundary
Incorporated Place
Unincorporated Community
3 0 3 6 Miles

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 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 a 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 an overview of 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 their long-term health, safety and well-being.

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 are advertised and open to the public. A public comment period is also used at all meeting to solicit input from residents.

In 2008, the Town of Namakagon began the process of updating its Comprehensive Plan. This town plan created 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 developer.

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 revision of the Plan is posted as an open public meeting, and advertize that revisions will be available at the Town Hall. 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.

The Town of Namakagon 2009 Comprehensive Plan was revised and updated 2018 - 2019.

2. ISSUES and OPPORTUNITIES

Key Issues

These issues were formulated by the Comprehensive Planning Commission during the revision and planning process.

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 multiuse trails located in the Town
- Maintain roads throughout the Town
- Lake development and lake recreational use can lead to water quality issues
- Meet the needs of all property owners

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
- Community resources, including Library, museums, and airport

Weaknesses

- Little low to moderate housing
- Aging population/lack of younger economic base
- Improve local infrastructure e.g. cell phone, internet, etc.
- Lacks a Town emergency plan

Opportunities

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

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 revising 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 and 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.

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 generation.

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 an 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 mathematically 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 of 285 permanent year-round 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.

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-recreation" 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 season residents in the Town of Namakagon, the figures in Table 2-+2 are 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.

Table 2–2 Seasonal Resident Estimates, 1980-2020							
	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.

The Town of Namakagon currently has over 70 percent of its land area in public ownership (primarily in the Chequamegon National Forest) that precludes 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.

Through the 1970's the Town of Namakagon had 49 resorts, many of which transitioned to private ownership and short term rental. The current number of resorts on the lake is 8.

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.

New Homes in the Town of Namakagon

2012	2013	2014	2015	2016	2017	2018
1	2	0	9	4	7	5

Source: Mark Hafferman, Assessor, Associated Appraisals, Appleton, WI

Housing Goals and Objectives

See Table 10-1 (page 35), Housing Implementation Schedule, for the goals and objectives that shall be applied and assessed when considering housing throughout 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.

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 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 nonfarm 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. For more information go to http://www.bayfieldcounty.org.

The purpose of these maps, 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. 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 forest roads and trails that may be used for: hiking, biking, snowmobiling, ATV, road biking, hunting and snowshoeing and skiing 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/view sheds. 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.

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.

See Table 10-6 (page 45), Agricultural, Natural, and Cultural Resources Implementation Schedule, for the goals and objectives that shall be applied and assessed when considering agricultural, natural, and cultural resources throughout the Town of Namakagon.

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 ecosystems's 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 WDNR, and local zoning codes will continue to regulate wetlands within Bayfield County. 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. The WDNR requires that any person seeking to bring a nonnative fish or wild animal for introduction in Wisconsin obtain a permit. The Town can help Bayfield County, DNR, and related organizations combat exotic species by educating residents.

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

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 www.wisconsin.gov

University of Wisconsin-Extension

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

Programs

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.

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

The Town has an ongoing 5 year transportation plan to continually update Town roads.

Transit

The Town of Namakagon, in conjunction with Bayfield and Sawyer counties, seeks to create greater transportation and transit alternatives through partnerships with Bay Area Rural Transit (BART), Namakagon Transit, and other regional providers.

Trails

The Town of Namakagon supports many superb multi-use trails including bike, hike, ski, snowmobile, off road vehicles, and ATV/UTV. 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 and Sawyer counties, 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, as part owner, 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 reflect the Town's transportation vision of a safe and efficient transportation system.

See Table 10.2 (page 37), Transportation Implementation Schedule, for the goals and objectives that shall be applied and assessed when considering potential transportation improvements throughout the Town of Namakagon.

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 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 goals which may be pertinent to transportation planning in Bayfield County.
Maps for trails can be found at www.wisconsindot.gov

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.
The DNR Trails map for the Northern Region can be found at https://dnr.wi.gov/files/PDF/pubs/pr/PR0313Map_NOR.pdf

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.
Hiking and walking trails in Bayfield county can be found at
https://www.bayfieldcounty.org/DocumentCenter/View/2253/Hiking-trails-2014-for-website?bidId=

Chapter 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, Cable Union Airport, 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, transit (Namakagon Transit System), senior and low-income & senior housing, and schools offer services to a population outside the town limits.

See Table 10.3 (page 38), Utilities and Community Facilities Implementation Schedule, for the goals and objectives that shall be applied and assessed when considering utilities and community facilities throughout the Town of Namakagon.

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 serve 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, emergency 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.

Emergency, Fire and Rescue

The Town of Namakagon is serviced by Great Divide Ambulance. 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 departments in the region, the Wisconsin DNR, and the US Forest Service.

Emergency Services Development

The Town of Namakagon relays on Bayfield county emergency management services, but should also develop a Town Emergency Management Plan for the safety and security of it residents and visitors.

Chapter 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, and actions or polices, 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 excepted 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.

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. WisDOT is also a key player in the planning and development of transportation facilities in the Town of Namakagon. 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.
A major component of 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.

See Table 10.5 (page 42), Intergovernmental Cooperation Implementation Schedule, for the goals and objectives that shall be applied and assessed when considering intergovernmental cooperation throughout the Town of Namakagon.

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.

Chapter 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.

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 and other businesses. They understand that travel is required outside the town for other goods and services. The majority of businesses in the Town of Namakagon are related to tourism/recreation (arts, entertainment, recreation, accommodations, and food services). The majority of the workforce commutes from the Town to other areas for employment.

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 to assist in the overall economic development efforts of the Town.

See Table 10.4 (page 40), Economic Development Implementation Schedule, for the goals and objectives that shall be applied and assessed when considering economic development throughout the Town of Namakagon.

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.

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:

- Fostering a competitive business climate to create fertile conditions for growth.
- Investing in people to help families climb the economic ladder.
- Investing in Wisconsin businesses to encourage job creation.
- 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.

For current information on economic development programs, go to Northwest Regional Planning Commission (http://www.nwrpc.com/index.aspx?NID=64), Bayfield County Economic Deve4lopment Corporation (http://bayfieldcountyedc.com/) and the Cable Area Chamber of Commerce (http://cable4fun.com/).

Chapter 9. LAND USE

Land Use **[Zoning]**

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 seven 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.

As required, this Chapter contains a listing of the amount, type, and intensity of existing uses of land (zoning districts) 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.

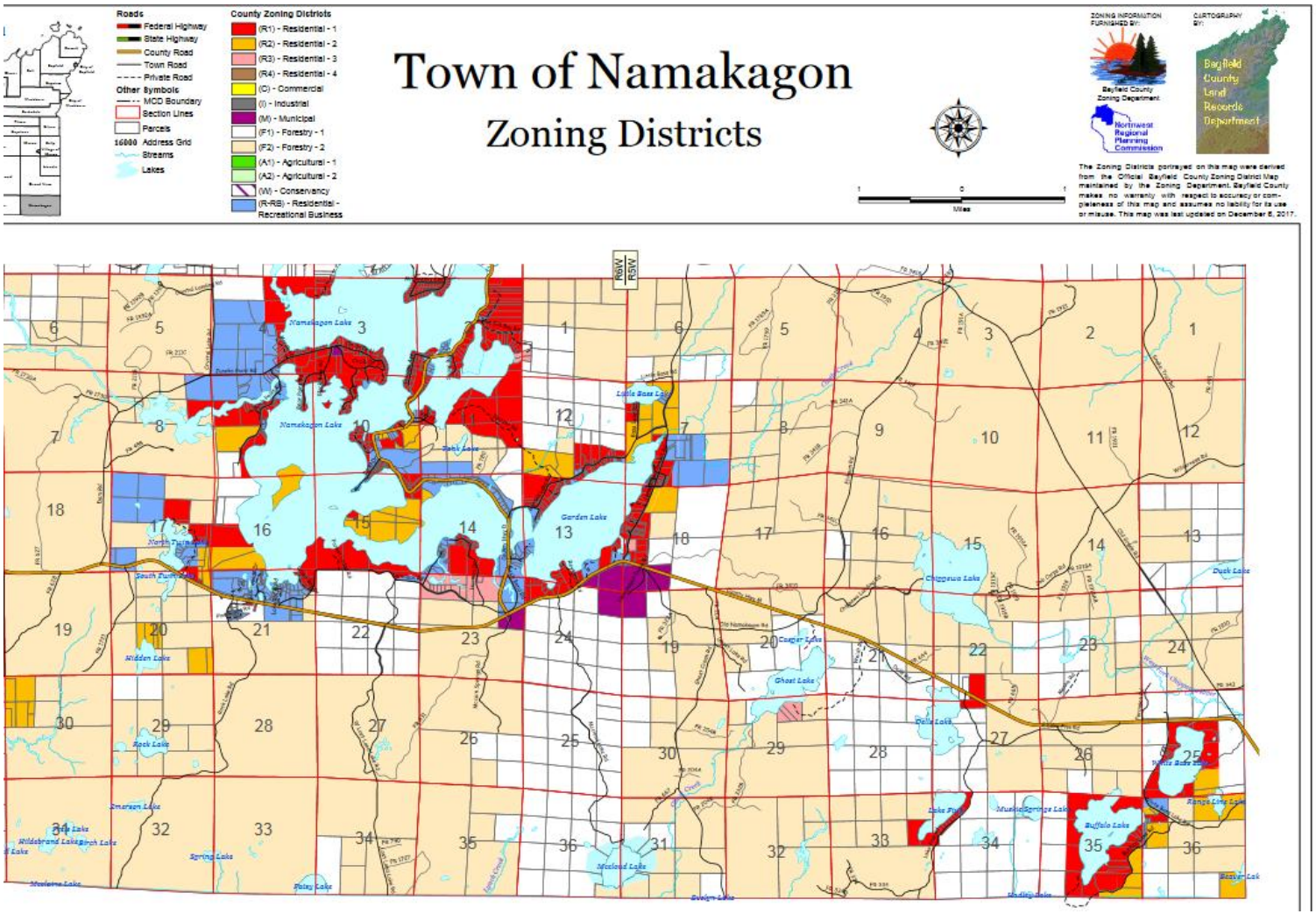
The Namakagon watershed has lakes and rivers within the Town which include sensitive wetland (see Namakagon Sensitive Areas map[1]) areas that are subject to Bayfield County zoning regulations.

[1] http://namakagon-wi.org/wp-content/uploads/2017/12/Namekagon-Lake-Sensitive-Area-Site-Designations-pt.-1-2000.compressed.pdf and http://namakagon-wi.org/wp-content/uploads/2017/12/Namekagon-Lake-Sensitive-Area-Site-Designation-p.2-2000.compressed.pdf

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

The Town of Namakagon Zoning Districts map (following) shows how property in the Town of Namakagon is zoned for residential, commercial, industrial, municipal, forestry, agricultural, conservancy and residential businesses. These zoning districts, as defined by Bayfield County Planning and Zoning Department, identify areas in which residential, industrial, recreational or commercial activities may take place.



a/o 2-6-2019 (https://www.bayfieldcounty.org/DocumentCenter/View/988/Namakagon-PDF?bidId=)

The zoning districts are defined as following:

Residential 1 (R1) This district provides for the permanent residential developments in unsewered neighborhood environments capable of being served with required services and utilities while, at the same time, being protected from traffic hazards and the intrusions of incompatible land use.

Residential 2 (R2). This district is to require large lot residential development as a means of preserving the space characteristics of country living.

Residential 3 (R3). This district is to provide medium size lots for residential development as a means of reserving estate living.

Residential 4 (R4) This district provides for permanent residential developments in neighborhood environments with water and/or sewer as well as other services and utilities. Such developments should be protected from traffic hazards and intrusion of incompatible land uses. Upon the installation of public sewer and/or water supply facilities in an existing unincorporated village, the area may be rezoned to the Residential-4 District. The Residential-4 District is not intended for and shall not be applied to areas outside existing incorporated villages.
Currently, no area in the Town of Namakagon is defined as R4 Residential.

Residential-Recreational Business R-RB This district is intended to provide for permanent or seasonal residential development and associated recreational use.

Commercial (C). This district is intended to provide for the orderly and attractive grouping, at convenient locations, or retail stores, offices, and establishments serving the daily needs of the area.
Currently, no area in the Town of Namakagon is defined as C Commercial.

Industrial (I). This district is intended to provide for any manufacturing or industrial operation, which on the basis of actual physical and operational characteristics, would not be detrimental to be surrounding area or to the County as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance, or other similar factors, and subject to such regulatory controls as will reasonably insure compatibility in this respect. Any use determined to be objectionable by the Planning and Zoning Administrator or the Planning and Zoning Committee on the basis for the aforementioned grounds shall be denied, subject to appeal under Section 13-1-102 Title 13, Ordinances, etc. citation.
Currently, no area in the Town of Namakagon is defined as I Industrial.

Municipal (M). and Institutional. This district is designed to encompass lands for libraries, ballparks, housing authorities, buildings housing municipal units of government, schools, or other uses that are principally of an institutional, educational, or governmental nature and that serve a public need.

Forestry-1 (F-1). This district is to provide continuation for foresty programs and tp permit compatible recreational development.

Forestry-2 (F-2). This district is to provide for large contiguous tracts that may be used primarily for forestry programs; no residential structures allowed.

Agricultural-1 (A-1). This district is designed to provide areas for general agriculture and to prevent the encroachment of scattered commercial and industrial enterprises, and small lot residential development.
Currently, no area in the Town of Namakagon is defined as Agricultural-1.

Agricultural-2 (A-2). This district is to provide for large contiguous tracts that may remain in general agricultural use; no residential structures allowed.
Currently, no area in the Town of Namakagon is defined as Agricultural-2.

Conservancy (W). This district is intended to be used to prevent destruction or alteration of natural or manmade resources which are considered to have valuable ecological or aesthetic assets. All efforts should be made to these areas to preserve the qualities for which they have been set aside.
Currently, a small portion of land in the Town of Namakagon is defined as Conservancy.

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.

See Table 10-7 (page 47), Land Use Implementation Schedule, for the goals and objectives that shall be applied and assessed when considering land use throughout the Town of Namakagon.

Assessment of Future Conditions

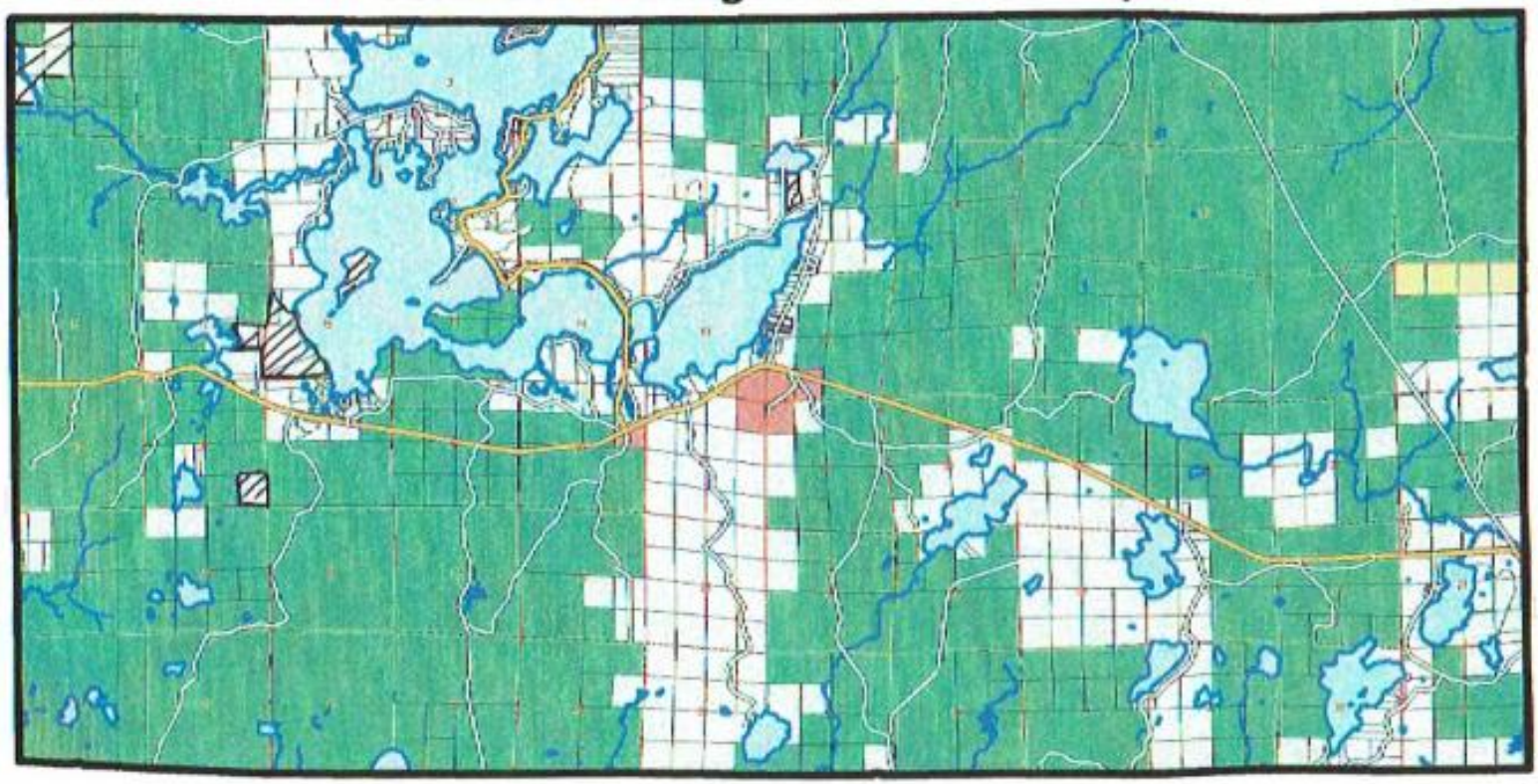
The use of land is the most important factor in managing the future growth of any community. Private ownership of existing land is acknowledged on the Town of Namakagon Land Ownership map.

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 2020-2040 has been developed to assist in predicting future development activities relating to agricultural, residential, and forestland use.

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.

Town of Namakagon Land Ownership



Scale
1:80,000

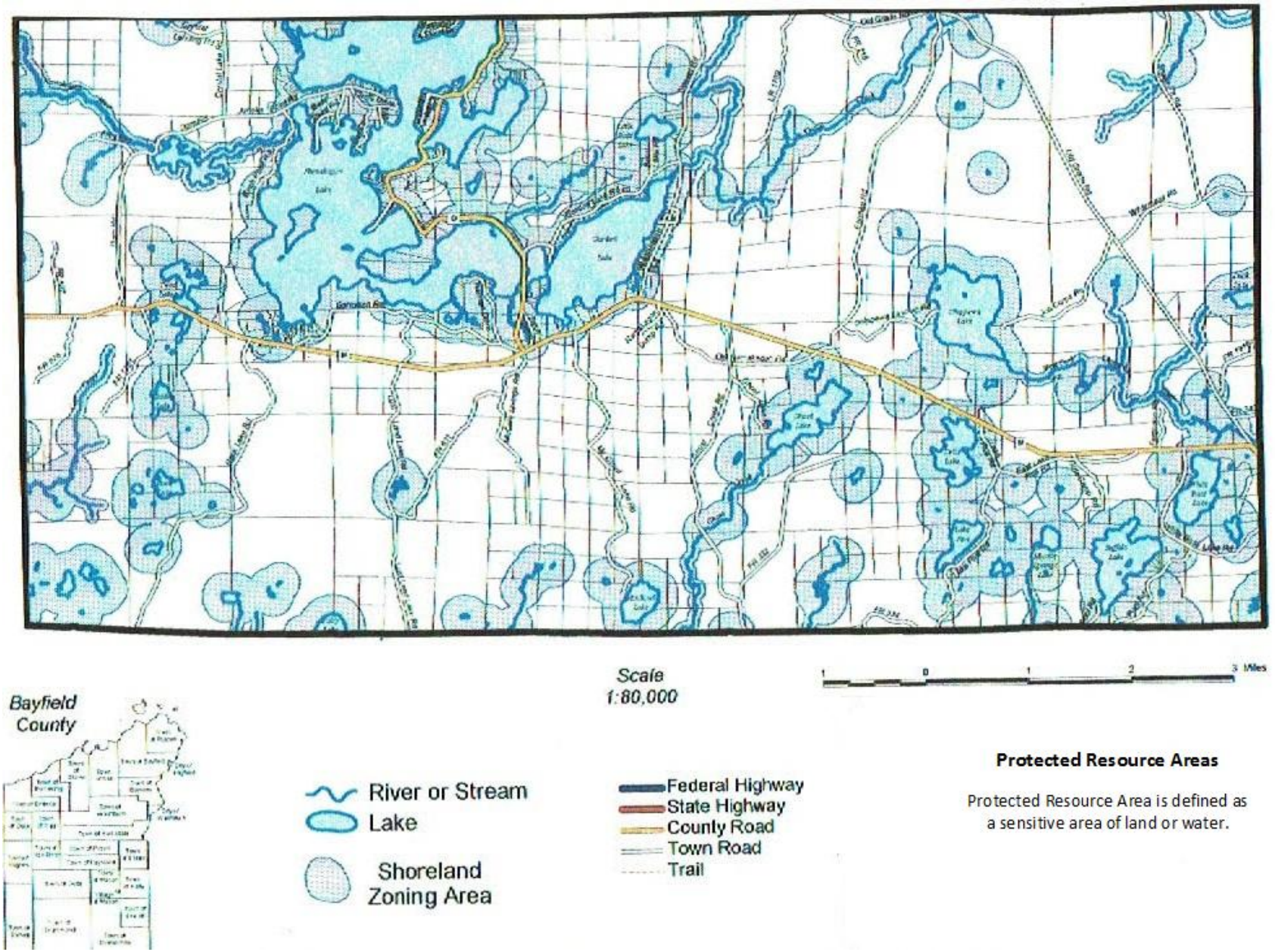
Land Owner
- Federal
- State
- County
- Municipal
- Private
- Conservation Easements

- Federal Highway
- State Highway
- County Road
- Town Road
- Trail

This map is designed to depict the public and ownership pattern for the Town of Namakagon. Land Ownership data provided by the Bayfield County Land information Office. Hydrography and Municipal boundaries provided by WDNR. Roadway data from US Census Bureau TIGER/Line files. Conservancy Lands identified by the Town of Namakagon

Northwest Regional Planning Commission

Future 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 state 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.

Chapter 10. IMPLEMENTATION

Implementation

This section serves as a list for implementing and realizing the plan.

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.

Plan Integration and Consistency

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.

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, implementation schedules have been developed that assign a target date to the plans’ objectives and actions.

Table 10-1 Housing Implementation Schedule	
Goal, Objective, Action	Status
10.1.1 **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
10.1.1.A **Objective**: Coordinate the provision of all public services and utilities with new residential development in the Town.	Ongoing
10.1.1.B **Objective**: Maintain viable, properly zoned areas that are available for new residential development.	Ongoing
10.1.1.C **Objective**: Encourage development of housing, including owner and long term rental occupied units, to accommodate all income levels.	Ongoing
10.1.1.C.1 **Action**: Support efforts of private and nonprofit 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
10.1.1.D **Objective**: Work with neighboring communities to 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.	Ongoing
10.1.1.D.1 **Action:** Support efforts and new programs that will provide additional elderly and disabled resident housing opportunities and services.	Ongoing
10.1.2.1 **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
10.1.2.A **Objective**: Encourage development in areas that will not result in property or environmental damage.	Ongoing
10.1.2.A.1 **Action**: Utilizing information regarding agricultural, natural and cultural resources in the Township, the Town shall inventory and map sensitive resources that should be preserved.	Ongoing See Appendix 10.1.2.A1[i]
10.1.2.A.2 **Action**: Encourage "low impact" development that strives to retain natural vegetation that can help reduce storm water runoff and flooding.	Ongoing
10.1.2.A.3 **Action**: Encourage landscaping and natural screening between building sites.	Ongoing
10.1.3.1 **Goal**: Improve the existing housing stock to enhance quality, livability, and character of the township.	Ongoing

10.1.3.A **Objective**: Encourage the elimination of substandard, blighted, or deficient housing throughout the Town, which will benefit housing values over time.	Ongoing
10.1.3.A.1 **Action**: Support the enforcement of residential codes and nuisance ordinance standards that restrict and/or prohibit the accumulation of junk and debris.	See Appendix 10.1.3.A.1[ii]
10.1.3.A.2 **Action**: Disseminate information regarding the rights and responsibilities of owning a home/property in the Town of Namakagon.	Ongoing See Appendix 10.1.3.A.2[iii]
10.1.3.A.3 **Action**: Use available federal, state, and local funds for housing rehabilitation grants and loans to help owners improve their homes and building sites.	Ongoing
10.1.4 **Goal**: Control short term rentals by making sure the rentals meet all county, state, and local health, safety and environmental standards and regulations.	Ongoing
10.1.4.A **Objective**: Monitor all short term rentals for compliance with county, state and local regulations.	Ongoing
10.1.4.A.1 **Action**: Yearly review for compliance of all current short term rentals.	Ongoing
10.1.4.A.2 **Action**: Yearly review of the Town's compliance with existing state and county regulations.	Ongoing

Table 10-2 Transportation Implementation Schedule	
Goals, Objectives, Actions	Status
10.2.1 **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
10.2.1.A **Objective**: Coordinate with other jurisdictions in enhancing transportation services.	Ongoing
10.2.1.A.1 **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
10.2.1.A.2 **Action**: Continue to develop a comprehensive Trail plan in conjunction with adjoining towns and Bayfield County	Ongoing See Appendix 10.2.1.A.2[iv]
10.2.1.A.3 **Action**: Continue to establish a local network of roads and trails that is connected, coordinated, and affordable that will link residents to important community facilities and regional highways.	Ongoing
10.2.1.A.4 **Action**: Require private developers to design and construct roads currently under private ownership to Town standards.	Ongoing See Appendix 10.2.1.A.4[v]
10.2.2 **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
10.2.2.A **Objective**: Plan, design, and construct transportation improvements that respect the natural environment and reflect the aesthetic character and values of the Town.	Ongoing
10.2.2.B **Objective**: Upgrade and reconstruct roads and identify potential rustic roads.	Ongoing
10.2.2.C **Objective**: Plan roads to allow for safe pedestrian, bicycles and other recreational areas.	Ongoing
10.2.2.D **Objective**: Develop the future transportation systems that are flexible and multi-modal and provide for the needs of citizens and businesses in the Town of Namakagon.	Ongoing
10.2.2.E **Objective**: Work with multi-jurisdictional government and recreational alliances to develop plans for connecting corridors between surrounding counties and/or towns.	Ongoing

Table 10-3 Utilities and Community Facilities Implementation Schedule	
Goals, Objectives, Actions	Status
10.3.1 **Goal**: Implement a Comprehensive Water Management Plan	Ongoing
10.3.1.A **Objective**: The Town of Namakagon in association with Bayfield County et al. will monitor comprehensive water management, as required by code.	Ongoing See Appendix 10.3.1.A[vi]
10.3.1.B **Objective**: Work with the lake associations and the Wisconsin DNR to create awareness about water quality issues in the Town of Namakagon.	Ongoing
10.3.1.C **Objective**: Conduct a feasibility study to determine if forming sanitary districts within the Town of Namakagon will benefit the residents of the Town.	See Appendix 10.3.1.C[vii]
10.3.2 **Goal**: Maintain essential emergency services to protect the public health, safety and welfare of the community.	Ongoing
10.3.2.A **Objective**: Ensure there are adequate emergency services of sheriff, fire, rescue, hazardous event responders and emergency medical services.	Ongoing
10.3.3 **Goal**: Maintain and enhance community facilities and services, which contribute to quality of life for area residents.	Ongoing
10.3.3.A **Objective**: Continue to evaluate the Town of Namakagon Comprehensive Plan and develop needed utilities and community facilities as deemed necessary.	Ongoing
10.3.3.B **Objective**: Develop Town of Namakagon Emergency Management Plan to include, at a minimum, designation of Town Hall as designated place where residents, etc, can use (an installed) generator for emergency use.	Target 2018
10.3.3.C **Objective**: Encourage government jurisdictions to work together in implementing policies consistent with the local and county comprehensive plan recommendation. i.e., Four Towns Committee and the Northwestern Regional Planning.	Ongoing See Appendix 10.3.3.C[viii]
10.3.3.D **Objective**: Encourage sharing between the county and local jurisdictions when beneficial, such as the Great Divide Ambulance Service, and Fire Department.	Ongoing
10.3.3.E **Objective**: Seek grants, loans and other non-tax sources of revenue to better meet the communities' needs.	Ongoing

103.3.F **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
10.3.3.G **Objective**: Support access to good health care and education facilities within the Region.	Ongoing
10.3.4 **Goa**l: Utility improvements shall be planned in collaborative ways with surrounding jurisdictions.	Ongoing
10.3.4.A **Objective**: Utility improvements shall balance environmental factors with the need to rehabilitate and expand services and/or utility networks.	Ongoing
10.3.4.B **Objective**: Encourage government jurisdictions to work together in implementing policies consistent with the local and county comprehensive plan recommendations.	Ongoing

Table 10-4 Economic Development Implementation Schedule	
Goals, Objectives, Actions	Status
10.4.1 **Goal**: Assist employers to expand/improve their business, develop year-round businesses, increase the number of career level jobs and continually improve the business environment for four-season employment.	Ongoing
10.4.1.[A].1 **Action**: Work with WDNR and other related entities to develop hunting/fishing regulations that allow for economic growth and balance wildlife resources.	Ongoing
10.4.1.[A].2 **Action**: Assist emerging businesses suitable to the character of the Township.	Ongoing
10.4.1.[A].3 **Action**: Encourage the establishment of professional services for small businesses in the Town.	Ongoing
10.4.1.B **Objective**: Support financial assistance and/or incentives through state and federal grants, low interest loans and other financial instruments to existing and new companies.	Ongoing
10.4.1.C **Objective**: Develop infrastructure that sustains businesses such as cell phone, internet access, cable TV, and other communication technologies.	Ongoing
10.4.1.D **Objective**: Promote Bayfield County and neighboring counties through effective marketing techniques.	Ongoing
10.4.1.D.1 **Action**: Work with the Cable Chamber of Commerce, Bayfield County Economic Development Corporation, Sawyer County Development Council, Ashland County, and others to increase awareness of Namakagon's resources.	Ongoing
10.4.1.E **Objective**: Continue to encourage countywide tourism efforts and promotional effort through various Chambers of Commerce.	Ongoing
10.4.1.F **Objective**: Ensure that future commercial development is compatible with the existing *character of the Town of Namakagon.*	Ongoing Appendix Note 10.4.2.F[ix]
10.4.1.F.1 **Action**: Create a fish hatchery.	Ongoing
10.4.1.F.2 **Action**: Encourage and support developing assistive living arrangements, nursing home services , and home health care.	Ongoing
10.4.1.F.3 **Action**: Support the wood products industry.	Ongoing
10.4.1.F.4 **Action**: Ensure that the *zoning code* adequately addresses development standards that reflect the characteristics of	Ongoing

the Town (e.g. appropriate building materials, setbacks from natural resources, signage, lighting, landscaping, etc.).	See Appendix 10.4.2.F.4[x]
10.4.1.F.5 **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 See Appendix 10.4.1.F.5[xi]

Table 10.5 Intergovernmental Cooperation Implementation Schedule	
Goals, Objectives, Actions	Status
10.5.1 **Goal**: Encourage government jurisdictions to work together in implementing policies consistent with the local and county comprehensive plans.	Ongoing
10.5.1.A **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
10.5.1.B **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
10.5.1.C **Objective**: Identify ways, when appropriate, to cooperate planning and ordinance administration between adjoining towns.	Ongoing
10.5.1.D **Objective**: Encourage intergovernmental collaboration, including non-profit agencies, where appropriate, in the sighting, 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
10.5.1.E Objective: Coordinate appropriate installation of trails that benefit the community.	Ongoing
10.5.2 **Goal**: Encourage an efficient use of common resources between Ashland, Sawyer and/or Bayfield Counties and local jurisdictions.	Ongoing
10.5.2.A **Objective**: Encourage cost sharing between the county and local jurisdictions when beneficial.	Ongoing
10.5.2.B **Objective**: Continue to seek grants, loans, and other sources of intergovernmental funding.	Ongoing
10.5.2.C **Objective**: Expand and continue to explore the potential for mutual services with neighboring towns or the county. This could include opportunities for training programs that would enhance the skills of the people involved in these activities.	Ongoing
10.5.2.D **Objective**: Continue to provide assistance and assess equipment that can be shared for public works projects with other local governments and neighboring counties.	Ongoing
10.5.3. **Goal**: Promote timely and effective communication among local government jurisdictions regarding planning and development in our region.	Ongoing

10.5.3.A **Objective**: Continue to coordinate Four-Town meetings on a quarterly basis as needed.	Ongoing
10.5.3.B **Objective**: Invite UW Extension, Bayfield County Land and Water Conservation, or other local agencies to work with other organizations in displaying education materials available to private landowners.	Ongoing
10.5.3.C **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
10.5.3.D **Objective**: Continue to maintain the Town of Namakagon website and email to disseminate information.	Ongoing
10.5.3.E **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
10.5.3.F **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.	Ongoing
10.5.4 **Goa**l: 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
10.5.4.A **Objective**: Support Bayfield County in applying for funding and grants to continue conducting household and agricultural chemical hazardous waste such as Clean Sweep Programs.	Ongoing
10.5.4.B **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 the County residents.	Ongoing
10.5.4.C **Objective:** Establish a conflict resolution process with adjoining and overlapping jurisdictions.	Ongoing
10.5.4.C.1 **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
10.5.4.D **Objective**: Continue existing cooperation and consider future planning efforts with other local governments and Bayfield County.	Ongoing
10.5.5 **Goal**: Encourage comprehensive water resource management and protection of surface water, groundwater, water-dependent natural resources.	Ongoing
10.5.5.A **Objective**: Support and participate in any county, lake district, association or other agency initiative in coordinated planning of water resource management or protection projects in the Town of Namakagon.	Ongoing

10.5.6 **Goal**: Support and participate in any community initiatives in coordinated planning of agriculture, natural or cultural resources.	Ongoing
10.5.6.A **Objective**: Support the possibility for surrounding communities to link areas together to form contiguous natural areas.	Ongoing
10.5.7 **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	Status
10.6.1. **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.	Ongoing
10.6.1.A **Objective**: Enforce setback requirements for water resources by enforcing county and state shoreline standards when applicable.	Ongoing
10.6.1.A.1 **Action**: Support the ongoing education of residents about the importance of wildlife corridors and natural and riparian areas.	Ongoing
10.6.1.B **Objective**: Support the education of 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
10.6.1.B.1. **Action**: Continue to identify Town storm water inlets to lakes within the Town and monitor for quality and quantity of runoff. Also monitor for signs of phosphorus entering the lakes.	Ongoing
10.6.1.C **Objectives**: Endorse the Wisconsin Department of Natural Resources watershed initiatives to restore altered shore land vegetation and prohibit removal of natural vegetation in critical shore land areas.	Ongoing
10.6.1.D **Objective**: Promote the establishment and maintenance of natural buffers along water resources.	Ongoing See Appendix 10.6.1.D[xii]
10.6.1.D.1 **Action**: Encourage Bayfield County and the Wisconsin Department of Natural Resources to fund buffer strips along streams and the lakeshores.	Ongoing
10.6.1.D.2 **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
10.6.1.E **Objective**: Educate the public on best management practices that will ensure the protection of natural resources.	Ongoing
10.6.1.E.1. **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
10.6.1.F **Objective**: Collaborate with state and local organizations whose charge is to enhance water quality.	Ongoing See Appendix 10.6.1.F[xiii]
10.6.1.F.1 **Action**: Continue the proactive approach toward monitoring and curbing the spread of invasive water species.	Ongoing
10.6.1F.2 **Action**: Improve and maintain facilities at boat landings that protect the lakes from invasive species.	Ongoing
10.6.1.F.3 **Action**: Periodically review the number, usage, and condition of the boat landings on the lakes.	Ongoing
10.6.1.G **Objective**: Protect and manage local forested areas and other wildlife habitats.	Ongoing
10.6.1.G.1 **Action**: Encourage selective cutting in forest stands.	Ongoing
10.6.1.G.2 **Action**: Coordinate with private landowners and county, state and Federal agencies to identify and protect wildlife habitats.	Ongoing
10.6.1.G.3 **Action**: Inventory and map sensitive resources that should be preserved to the greatest extent possible.	Ongoing

	See Appendix 10.6.1.G.3[xiv]
10.6.1.G.4 **Action**: Encourage "low impact" development that strives to retain natural vegetation.	Ongoing
10.6.1.G.5 **Action**: Discourage habitat fragmentation by encouraging development on the fringes of identified habitat areas.	Ongoing
10.6.1.G.6 **Action**: Work and cooperate with local land trust and similar organizations on forest and wildlife habitat protection, management, and preservation.	Ongoing
10.6.2. **Goal**: Preserve and enhance cultural resources, including historical and archaeological sites and resources.	
10.6.2.A **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.	Ongoing
10.6.2.A.1 **Action:** Develop a list of eligible and registered historical places in the town.	Ongoing
10.6.2.A.2 **Action**: Work with the Forest Lodge Library to upgrade its ability to serve the communities that use the library.	Ongoing
10.6.2.A.3 **Action**: Work with private landowners on the preservation of historic buildings.	Ongoing

Table 10.7 Land Use Implementation Schedule	
Goals, Objectives, Actions	Status
10.7.1 **Goa**l: Preserve The Town of Namakagon's character.	
10.7.1.A **Objective**: Guide residential commercial, and other developments into appropriate areas.	Ongoing
10.7.1.A.1 **Action**: Develop and administer a review process to ensure a uniform image.	Ongoing
10.7.1.A.2 **Action**: Keep commercial developments centralized to encourage distinct community rather than strip type development.	Ongoing
10.7.1.A. 3 **Action**: Encourage clustered developments centralized to conserve land use and efficiently provide public services and accessibility to protect waterways and natural resources.	Ongoing
10.7.1.A.4 **Action**: Determine if existing zoning classifications are sufficient to meet the future needs.	Ongoing
10.7.1.B **Objective**: Coordinate with neighboring municipalities (town and cities) regarding anticipated future growth and day-to-day planning activities.	Ongoing
10.7.1.B. 1 **Action**: Regularly meet with officials from adjacent towns and Bayfield County to discuss future planning activities and developments that may impact all communities, as for example, Four Towns Meeting.	Ongoing
10.7.1.C **Objective**: Balance the needs of environmental protection and stewardship with reasonable and appropriate use of private property.	Ongoing
10.7.1.C.1 **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 buffer zones and screens along roads and sensitive natural resources (i.e. steep slopes, wooded areas, wetlands, lakes, etc.).	Ongoing
10.7.1.C.2 **Action**: Develop light-imprint standards that will provide standards for minimizing the environmental impact on residential and commercial uses.	Ongoing
10.7.1.C.3 **Action**: Develop over-lay requirements for sensitive areas in conjunction with Bayfield County.	Ongoing
10.7.1.C.4 **Action**: Address lakeshore development issues with an emphasis on preventing parcelization so as to protect property values and the environmental quality of the lakes.	Ongoing
10.7.1.C.5 **Action**: Afford the highest possible protection to sensitive lakeshore, river and wetland areas.	Ongoing

10.7.1.C.6 **Action**: Maintain the Town website to inform property owners about town resources, services and best practices for maintaining the Town/s character.	Ongoing See appendix 10.7.1.C.6[xv]
10.7.1.D **Objective**: Maintain and improve the visual aesthetics and rural "north woods".	Ongoing
10.7.1.D.1 **Action**: Establish a set of recommended design standards for commercial signage, lighting, and building developments that are consistent with the goals of this plan.	Ongoing See Appendix 10.7.1.D.1[xvi]
10.7.1.D.2 **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
10.7.1.E **Objective**: Provide continual public review and public-based amendatory process to the comprehensive plan.	Ongoing
10.7.1.E.1 **Action**: Conduct a review of the comprehensive plan on a 5 year basis.	Ongoing
10.7.1.E.2 **Action**: Utilize the Comprehensive Planning Commission to inform the Town of Namakagon Board of any recommended changes needed within the comprehensive plan as land use patterns or trends change.	Ongoing

Table Appendix

[i] **10.1.2.A.1** Namakagon Lake Sensitive Area Site Designations, 2000 Report and map

http://dnr.wi.gov/lakes/criticalhabitat/Project.aspx?project=10044825

http://namakagon-wi.org/wp-content/uploads/2017/12/Namekagon-Lake-Sensitive-Area-Site-Designations-pt.-1-2000.compressed.pdf

http://namakagon-wi.org/wp-content/uploads/2017/12/Namekagon-Lake-Sensitive-Area-Site-Designation-p.2-2000.compressed.pdf

http://dnr.wi.gov/lakes/criticalhabitat/Project.aspx?project=10044825

[ii] **10.1.3.A.1** Town of Namakagon Ordinance 25, Public Nuisance http://namakagon-wi.org/wp-content/uploads/2018/04/Public-Nuisance-Ordinance-25-repealed-and-recreated-April-17-2018-.pdf

[iii] **10.1.3.A.2** Town of Namakagon website http://namakagon-wi.org/

Annual FYI For Your Information)" by the Town of Namakagon Board" sent to business and homeowners.

[iv] **10.2.1.A.**2 CAMBRA (Chequamegon Area Mountain Bike Association) Trail Maps:

https://www.cambatrails.org/wp-content/uploads/2017/05/CABLE-SEELEY-YAH-MAP-8-16-final-8-15.jpg
https://www.cambatrails.org/wp-content/uploads/2017/05/HAYWARD-SEELEY-YAH-MAP-8-16-final-8-15.jpg
https://www.cambatrails.org/trails/trails-by-clusterlocation/delta-area-trails/
https://www.cambatrails.org/trails/trails-by-clusterlocation/namakagon-area-trails/
https://www.cambatrails.org/trails/trails-by-clusterlocation/drummond-area-trails/
http://www.cable4fun.com/play-see/atving
https://www.bayfieldcounty.org/DocumentCenter/View/2723/2019-20-Snowmobile-Map?bidId=

Town of Namakagon Ordinance 17, Snowmobile Route (Section V Designation of Snowmobile routes)
Town of Namakagon Ordinance 32, All Terrain (ATV) and Utility Terrain Route (Section V Designation of All Terrain Vehicle and Utility Terrain Vehicle Routes)
(links from the Cable Area Chamber website (http://www.cable4fun.com/play-see/atving)
(links from Snow Tracks website http://snowtracks.com/ for requesting physical maps of Bayfield County snowmobile trails.
(links from the Town of Namakagon Trail Groomers report http://namakagon-wi.org/local-organizations/)
(link from Cross Country Ski Northwest Wisconsin https://www.norwistrails.com/nordic-trails/cross-country-ski-trails/

[v] **10.2.1.A.4** Town of Namakagon Ordinance 37, Driveway and Highway Access Ordinance (http://namakagon-wi.org/town-government/town-ordinances/)

[vi] **10.3.1.A** https://www.bayfieldcounty.org/232/Sanitary-Information

https://www.bayfieldcounty.org/DocumentCenter/View/1058/LWRMP-full?bidId= (pdf).

[vii] **10.3.1.C** Sanitary District Study October 2011 2012

[viii] **10.3.3.C** Northwest Regional Plan http://nwrpc.com/

[ix] **10.4.1.F** *Character of the Town of Namakagon:* **Rural north woods character that embraces our woods and waters attributes.**

[x] **10.4.1.F.4** *zoning code* (Bayfield Co.) See:https://www.bayfieldcounty.org/711/Title-13---Zoning-Code , and A Property Owner's Guide for Protecting & Managing Shorelands in Bayfield County, at https://www.bayfieldcounty.org/DocumentCenter/View/3446/10-Simple-Shoreland-Stewardship-Practices-PDF?bidId=

[xi] **10.4.1.F.5** *Future Land Use Map* See https://www.bayfieldcounty.org/209/Bayfield-County-Comprehensive-Plan > Future Land Use Maps > Namakagon Future Land Use Maps https://www.bayfieldcounty.org/DocumentCenter/View/151/Namakagon-Future-Land-Use-Maps-PDF

[xii] **10.6.1.D** Healthy Lakes https://healthylakeswi.com/

[xiii] **10.6.1.F** Namakagon Lake Association, http://nlaonline.org/

[xiv] **10.6.1.G.4** Namakagon Lake Sensitive Area Site Designations, 2000 Report and Map http://dnr.wi.gov/lakes/criticalhabitat/Project.aspx?project=10044825

Namekagon Lake Sensitive Area Site Designations, East, 2000

Namekagon Lake Sensitive Area Site Designation, West, 2000

[xv] **10.7.1.C.6** http://namakagon-wi.org/

[xvi] **10.7.1.D.2** Town of Namakagon Sign Overlay http://namakagon-wi.org/wp-content/uploads/2017/08/Sign-ordinance-2-1.pdf