

Town of
Hughes
Land Use
Plan

Acknowledgements

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Adopted by the Hughes Town Board on August 13, 2003

Revisions Adopted by the Hughes Town Board on September 10, 2003

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Introduction

The Town of Hughes is located in west central Bayfield County, Wisconsin. Its landscape is very forested and it contains numerous lakes. A high proportion (48 percent) of the housing units in the town are used for seasonal, recreational or occasional use.

In response to increasing lakeshore development pressures and in anticipation of other expected changes that will impact the town, the Hughes Town Board appointed an eight member Town Land Use Committee for the purposes of preparing a land use plan for the town. The Committee has been meeting on a regular basis, and gathering and analyzing information on the town.

The plan includes information on the town's natural and human resources. It also contains the results of a survey of the town's property owners to gauge their opinions on land use and development issues. In addition, the document contains goals and objectives that the town seeks to accomplish and a proposed land use plan map depicting the desired future land use pattern for the Town of Hughes. Suggested tools and actions for implementing the plan are also in the document.

The Town of Hughes Land Use Plan is a policy document that provides a vision for the town's future. It serves as a long-term guide for local government officials and citizens when making decisions affecting future growth and development in the town. It identifies how and where the town wants to grow and the things that the town wants to see preserved and protected. While advisory, it is hoped that this plan will provide useful information and serve as a guide to help decision makers make more informed decisions on how the Town of Hughes grows and develops into the future.

Background Information

History

The first annual meeting of the Town of Hughes Board of Supervisors was held on April 2nd, 1907 at 9 o'clock a.m. in the same building used today as the town hall. It was then the Brown Schoolhouse and C. H. Hughes conducted only a few meetings as chairman before he had to resign due to illness. Very little is known about the town's namesake. The chair position was passed on to Sanford Ripley at the July 13th meeting of the same year.

Topography

The topography of the Town of Hughes is quite uniform as most of it is included in the "Pine Barrens" of northern Wisconsin. Elevation varies between 1,000 and 1,400 feet. The lower elevations are found in the northern part of the town, while the higher elevations are found in the southern portion.

Soils

Most of the Town of Hughes sits on deep beds of sandy soil. This sandy, loamy soil is not ideal for agriculture, but it benefits the pine forests of the town.

Water Resources

The majority of the Town of Hughes is in the Iron River watershed. However, the west part of the town is part of the Bois/Brule River watershed and a small part in the southern part of Hughes is contained in the Upper Saint Croix and Eau Claire River watershed. The largest lake in the town is Iron Lake, which supports a population of northern pike, largemouth bass, walleye, and panfish. The next three largest lakes in Hughes are Deep, Ahmeek, and Crystal. The land on the shores of lakes in the Town of Hughes is desirable property and has been used mostly for residential purposes. Crystal Lake overflows into Crystal Lake swamp then splits to form Dahl Creek and the start of Muskeg Creek. Muskeg flows into Bass Lake and then combines with Dahl creek, which eventually joins the Iron River.

The Lake Superior Binational Program has identified the Iron River and its watershed as important to the integrity of the Lake Superior ecosystem. Wetlands throughout the Town of Hughes are key in maintaining habitat for a diverse flora and fauna. Some stream banks are in county forest while most are owned privately.

Woodlands

Forest covers 31,280 acres or 92.2 percent of the Town of Hughes. The forest provides a home for a variety of wildlife including wolves, bear, eagles, badgers, deer, songbirds, waterfowl, otters, beavers, and fishers. Though the town is predominantly habitat for Aspen, there are large areas of Jack Pine, particularly in the southwestern quadrant. Also in the southern part of the

town are scattered areas of mixed deciduous and conifer forest. Originally, this type of mixed forest was found throughout the town. Due to timber harvesting, these areas have become new growth forests containing mostly aspen. The county owns 23,976 acres, 76.6 percent of the forested land in Hughes. These are managed using the Bayfield County Forest Comprehensive Land Use Plan 1996-2005. The remaining 7,304 acres, 23.4 percent of the forest, is privately owned. The abundance of forest in Hughes allows for many recreation opportunities and income for the town.

Population

In the year 2000, according to the U.S. Census Bureau, the population of the Town of Hughes was 408 and in 2002 was estimated at 413. The following table shows the change in population of the Town of Hughes with a comparison to the nearby Town of Iron River and Bayfield County as a whole.

Table 1.1: Population Trends, 1950-2002

	1950	1960	1970	1980	1990	2000	2002
Town of Hughes	174	128	174	290	334	408	413
Town of Iron River	850	711	716	991	901	1,059	1,085
Bayfield County	13,760	11,910	11,683	13,822	14,008	15,013	15,263

Sources: U.S. Census Bureau 1950-2000, Wisconsin Department of Administration 2002 estimate

People ages 20 to 44 make up the largest age group in the Town of Hughes in the year 2000. The next largest age bracket is 45 years to 64. People 19 years and younger are the third largest age group. The smallest age group includes people 65 years and over.

Table 1.2: Town of Hughes Population Age Breakdown, 2000

	0-19	20-44	45-64	65 and over
Number	99	122	120	67
Percent	24.3	29.9	29.4	16.4

Source: U.S. Census Bureau, 2000

As of the year 2000, 52.2 percent of residents of the Town of Hughes were male and 47.8 percent were female.

The population of Bayfield County is projected to grow by 8.7 percent by 2020. However, the Town of Hughes is expected to grow at a much higher rate of 47.3 percent.

Table 1.3: Population Projections, 2005-2020

	2000	2005	2010	2015	2020	Projected Absolute Change: 2000-2020	Projected Percent Change: 2000-2020
Town of Hughes	408	453	497	549	601	+193	+47.3%
Town of Iron River	1,059	1,088	1,117	1,144	1,170	+111	+10.5%
Bayfield County	15,013	15,333	15,653	15,986	16,319	+1,306	+8.7%

Sources: U.S. Census Bureau 2000, Northwest Regional Planning Commission 2005-2020

Households

In the year 2000 there was a total of 166 households in the Town of Hughes and 74.1 percent of these were family households. The average household size was 2.46 persons in Hughes, while the average size for Wisconsin was 2.50.

Table 2.1 Town of Hughes Household Size 2000

	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Total
Number	33	82	16	20	11	1	3	166
Percent	19.9	49.4	9.6	12.1	6.6	0.6	1.8	100.0

Source: U.S. Census Bureau, 2000

Income

The median, average, and per capita incomes for the Town of Hughes were all higher than those of Bayfield County. Incomes in Hughes were lower than those of the entire state of Wisconsin, according to the 2000 Census, which reports incomes from 1999.

Table 3.1: Compared Incomes 1999

	Median Household Income	Average Household Income	Per Capita Income
Town of Hughes	\$37,125	\$44,528	\$17,373
Bayfield County	\$33,390	\$39,466	\$16,407
State of Wisconsin	\$43,791	\$53,863	\$21,271

Source: U.S. Census Bureau, 2000

Households making between \$35,000 and \$49,999 make up 25.2 percent, the largest income bracket, of households in the Town of Hughes. Five and a half percent of households in the Town of Hughes have an income of less than \$10,000.

Table 3.2: Income Distribution 1999

Income Range	Number	Percent
Less than \$10,000	9	5.5
\$10,000 to \$14,999	12	7.4
\$15,000 to \$24,999	22	13.5
\$25,000 to \$34,999	30	18.4
\$35,000 to \$49,999	41	25.2
\$50,000 to \$74,999	23	14.1
\$75,000 to \$99,999	13	8.0
\$100,000 to \$149,999	11	6.7
\$150,000 to \$199,999	-	-
\$200,000 or more	2	1.2

Source: U.S. Census Bureau, 2000

Employment

In the year 2000, the total civilian labor force in the Town of Hughes was 195. Of this total, 85 were female and 110 were male. Eighteen people, or 9.2 percent of the civilian labor force was unemployed in 2000 (2000 U.S. Census).

The highest percentages of workers were found in management and professional fields, sales and office work, and service occupations, respectively.

Table 4.1: Town of Hughes Occupation Breakdown 2000

Occupation	Number Employed	Percent
Management/Professional	66	37.3
Service	28	15.8
Sales and Office	39	22.0
Farming, Fishing, and Forestry	4	2.3
Construction, Extraction, and Maintenance	23	13.0
Production, Transportation, and Material Moving	17	9.6

Source: U.S. Census Bureau, 2000

Housing

As of the year 2000, there were 343 housing units in the Town of Hughes. Only 166 of those were occupied year round. Another 165 units, or 48.1 percent, were for seasonal, recreational, or occasional uses and 12 were vacant units. Of the permanently occupied houses, 154 were occupied by the owner of the housing unit, while 12 were occupied by a renter.

Table 5.1: Total Housing Units, 1980-2000

	1980	1990	2000	Absolute Change: 1980-2000	Percent Change: 1980-2000
Town of Hughes	311	380*	343	+32	+10.3%
Town of Iron River	857	928	973	+116	+13.5%
Bayfield County	9,642	10,918	11,640	+1,998	+20.7%

Sources: U.S. Census Bureau 2000

*Note: This number may not be an accurate count of the total housing units in 1990.

By the year 2020, housing in the Town of Hughes are projected to increase by 54 units. The nearby Town of Iron River is expected to increase by 116 units and Bayfield County is projected to increase by 2,086.

Table 5.2: Projected Total Housing Units, 2000-2020

	2000	2005	2010	2015	2020	Total Projected Units: 2000-2020	Projected Housing Units per year: 2000-2020
Town of Hughes	343	373	381	389	397	54	2.7
Town of Iron River	973	1,002	1,031	1,060	1,089	116	5.8
Bayfield County	11,640	12,227	12,727	13,226	13,726	2,086	104.3

Sources: U.S. Census Bureau 2000, Northwest Regional Planning Commission 2005-2020 projections

The housing density in the Town of Hughes is less than both the density of the Town of Iron River and of Bayfield County. Due to the unincorporated community of Iron River within its borders, the Town of Iron River has many more houses per square mile.

Table 5.3: Land Area and Total Housing Units Per Square Mile, 1980-2020

	Area (square miles)		Total Housing Units Per Square Mile				
	Total area	Land area	1980	1990	2000	2010	2020
Town of Hughes	53.5	52.0	6.0	7.3	6.6	7.3	7.6
Town of Iron River	34.9	31.4	27.3	29.6	31.0	32.8	34.7
Bayfield County	2,041.8	1,476.4	6.5	7.4	7.9	8.6	9.3

Sources: U.S. Census Bureau 1980-2020, Northwest Regional Planning Commission 2010-2020 projections

The number of occupied housing units in Hughes has increased steadily over the past twenty years and is expected to continue rising through the year 2020.

Table 5.4: Occupied Housing Units, 1980-2020

	1980	1990	2000	2005	2010	2015	2020	Change from 2000-2020
Town of Hughes	113	136	166	178	191	205	218	+52
Town of Iron River	414	434	485	498	515	522	551	+66
Bayfield County	5,110	5,515	6,207	6,433	6,707	6,970	7,258	+1,051

Sources: U.S. Census Bureau 1980-2020, Northwest Regional Planning Commission 2005-2020 projections

Seasonal housing units are projected to increase at a faster rate over the next twenty years due to the influx of vacationers in the area.

Table 5.5: Seasonal Housing Units, 1980-2020

	1980	1990	2000	2005	2010	2015	2020	Change from 2000-2020
Town of Hughes	156*	216	165	185	188	190	192	+27
Town of Iron River	329*	430	403	443	461	480	498	+95
Bayfield County	3,154*	4,430	4,922	5,491	5,933	6,376	6,817	+1,895

Sources: U.S. Census Bureau 1980-2000, Northwest Regional Planning Commission 2005-2020 projections

*Please note: The 1980 Census did not designate a specific category for Seasonal Housing Units. The 1980 figures are the number of Year-Around Housing Units subtracted from the Total Housing Units and may not be the most accurate gauge of seasonal Housing Units in Bayfield County. They are included here as a point of reference only.

Land Use

The table below shows a breakdown by acres of the different land classes in the Town of Hughes based on a 2003 Bayfield County Real Estate Valuation Statement.

Table 6.1: Town of Hughes Land Uses 2003

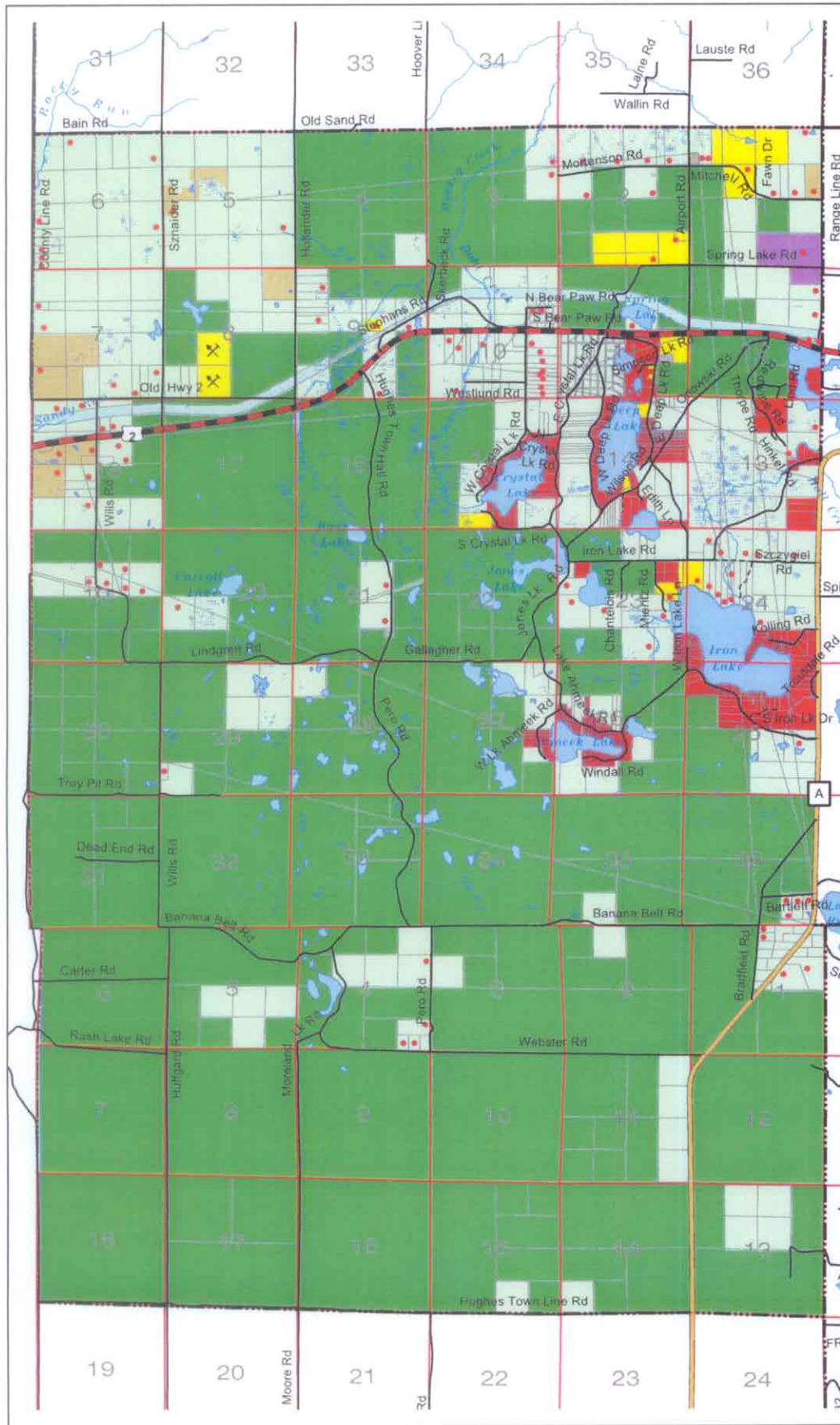
Class/Use	Acres	Percent
Residential	1,528	4.5
Commercial	255	0.7
Manufacturing	20	0.1
Agricultural	298	0.9
Swamp and Waste	303	0.9
Forest/Woodlands	31,280	92.2
Private Forest	(7,304)	(21.5)
County Forest	(23,976)	(70.7)
State	31	0.1
Bayfield County	14	0.0
Other (tax exempt land)	188	0.6
TOTAL	33,917	100.0

Source: Bayfield County Real Estate Valuation, 2000

Forests in the Town of Hughes, by far the most common land use, comprise 92.2 percent of the land. Most of it, 70.7 percent, is County Forest, while 21.5 percent is privately owned. Residential land makes up the next largest category with 4.5 percent.

A windshield survey was conducted by the Town of Hughes Land Use Committee to determine the existing land use patterns in the town. See the map on the following page which depicts the locations of these existing land uses.

Town of Hughes Existing Land Use



Legend

Land Use Categories

- Agricultural
- Commercial
- County Forest
- Industrial
- Municipal/Institutional
- Private Forest/Woodlands
- Residential
- Recreational

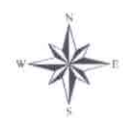
Roads

- Federal Highway
- County Road
- Town Road
- Private Road

Other Symbols

- Town Boundary
- Section Lines
- Lakes
- Streams
- Wetlands
- Sand Pit

This map is intended to illustrate the existing land use patterns in the Town of Hughes. This map was compiled courtesy of the Bayfield County Land Records Department in September 2002 (revised in November 2002, and January, June, July, August, and September 2003) based on information generated and provided by the Town of Hughes Land Use Planning Committee.



Town of Hughes Land Use Survey: Summary of Results

In order to determine what the people of the Town of Hughes value regarding land use and development issues, a survey was conducted in August of 2001. A total of 401 surveys were distributed to all town property owners. A total of 186 complete surveys were received for a 46.4 percent return rate. This survey contained questions about agricultural, residential, commercial and industrial, shoreline development, and natural resource issues.

Top Ten Concerns

- 89% of respondents feel that the natural beauty of the town's roadways and scenic views should be preserved.
- 89% of respondents favor the protection of the town's natural resources (wetlands, streams, and woodlands).
- 86% of respondents are concerned with maintaining the quality of the surface waters in the town of Hughes.
- 86% of respondents favor the preservation of the town's rural character.
- 83% of respondents feel that the Town of Hughes should set specific standards for advertising signs and billboards such as where they can be located, their size and maintenance requirements.
- 82% of respondents believe there should be a minimum lot size for single-family residential development throughout the town.
- 81% of respondents are concerned with maintaining the quality of the groundwater in the Town of Hughes.
- 72% of respondents favor the development of additional home-based businesses (for example child care, bookkeeping, desktop publishing, making crafts, consulting, etc.) in the Town of Hughes.
- 64% of respondents feel that the Town of Hughes should discourage the selling of county forest land.
- 61% of respondents favor light industrial development (for example electronic component assembly, furniture making, small appliance assembly, clothing sewing, etc.) in the town.

The complete survey results with raw and percentage totals can be found in the Appendix.

Goals and Objectives

In order to truly represent the land use related values of the Town of Hughes property owners, the Land Use Committee used the results of the survey as a guide in writing the plan's goals and objectives. Goals are broad statements of intent, while objectives are specific actions that may be taken to reach a goal.

OVERALL GOAL: Maintain the present quality of life and natural beauty of the Town of Hughes.

Goal 1: Preserve and protect the rural character of Hughes.

Objective:

- Where appropriate, support clustered development to allow for large tracts of undisturbed natural forest.

Goal 2: Protect the lakeshore, river and stream resources in the Town of Hughes.

Objectives:

- Support sound conservation practices.
- Support natural landscaping practices along shorelines.
- Explore ways to help landowners preserve woodlands, stream banks, wetlands and lakeshores.
- Maintain forest buffer zones along lakes and rivers.
- Control exploration drilling and mining near lake, river and stream shorelines.
- Encourage the education of townspeople about watersheds.
- Encourage the use of conservation easements for environmentally sensitive areas along streams and creeks.
- Support building height limits in shoreland areas.
- Development along lakeshores should be set back from the shoreline and any removal of natural vegetation should be limited.
- The scale of development along lakeshores should be done in a manner that is consistent with adjacent land uses.

Goal 3: Preserve and protect the forests, wetlands, air quality and historic sites in the Town of Hughes.

Objectives:

- Require all mineral resources extraction activities to have a reclamation plan.
- Identify and clearly designate prime forest areas, wetlands and historic sites.
- Encourage the retention of the Town's historic resources.
- Discourage the selling of county forestland.

Goal 4: Encourage residential development that will meet the Town’s future housing needs.

Objectives:

- Support single-family residential development in the Town.
- Support development of senior housing opportunities.
- Support a minimum lot size of five acres for future single family residences in the Town.
- Adopt a mobile home and travel trailer ordinance for the Town.

Goal 5: Protect the surface water and groundwater resources of the Town of Hughes.

Objectives:

- Encourage the capping of abandoned and unused wells.
- Discourage land use practices that have a detrimental impact on the Town’s water quality.
- Promote sound conservation practices to minimize soil erosion and runoff.
- Engage in activities to prevent water pollution.

Goal 6: Support business development that is compatible with the Town’s rural character.

Objectives:

- Encourage home-based businesses.
- Encourage vegetative screening of commercial and industrial development.
- Limit the size and location of signs and billboards.
- Encourage businesses that would have minimum environmental impact on the land.

Goal 7: Support responsible recreational activities in the Town of Hughes.

Objectives:

- Identify and evaluate active and passive recreational sites and trails in the Town.
- Support development of non-motorized recreational activities.

Proposed Land Use Map

Upon reviewing the existing land use patterns in the Town of Hughes and using the Plan's goals and objectives as a guide, the Land Use Committee developed a Proposed Land Use Map for the town. This map depicts the desired future land use pattern for the Town of Hughes in the coming years. The Committee identified areas they considered appropriate for eight different categories of land use. These eight land use classifications are described below:

Agricultural

This classification includes lands used for a variety of farming-related activities, including: growing field crops and fruits, and raising and pasturing livestock.

Commercial

The Commercial category includes private for-profit retail, wholesale and service businesses that sell a product or service, excluding home-based and farming businesses.

County Forest

Forested lands owned and managed by Bayfield County constitute this category.

Industrial

Lands that contain manufacturing enterprises and operations that produce a product make up this classification.

Municipal/Institutional

This category includes governmental, educational, religious and nonprofit facilities and their related lands.

Private Forest/Woodlands

Includes wooded and forested tree-covered lands that are privately owned.

Residential

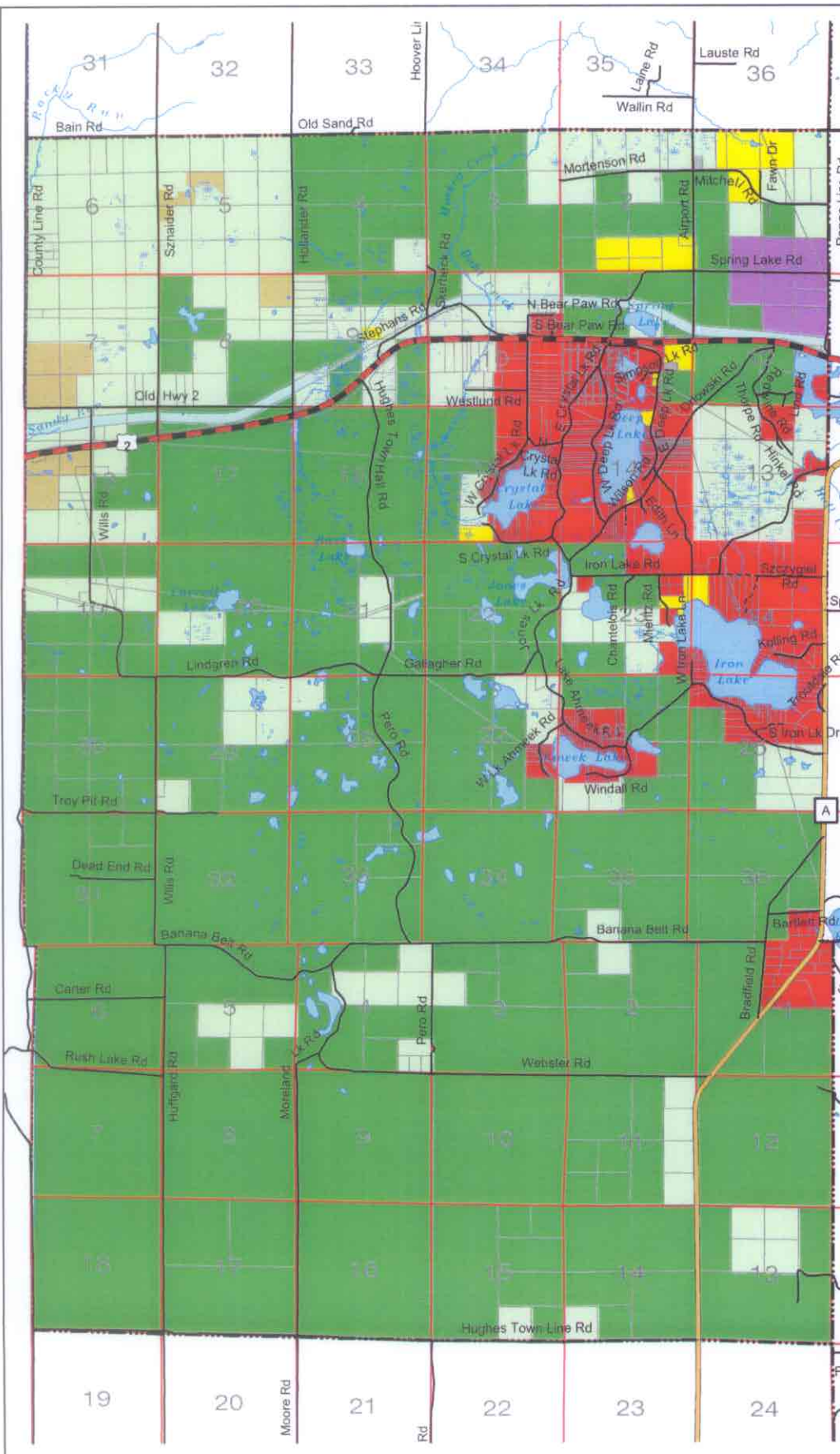
This classification includes various dwelling units and housing structures and their associated garages and yards.

Recreational

Includes publicly owned, noncommercial sites, trails and facilities used for recreational purposes.

The Town of Hughes Proposed Land Use Map is shown on the following page.

Town of Hughes Proposed Land Use



Legend

Land Use Categories

- Agricultural
- Commercial
- County Forest
- Industrial
- Municipal/Institutional
- Private Forest/Woodlands
- Residential
- Recreational

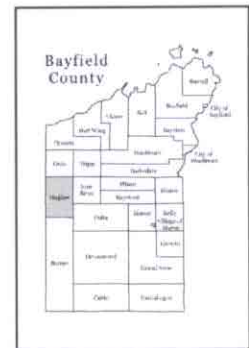
Roads

- Federal Highway
- County Road
- Town Road
- Private Road

Other Symbols

- Town Boundary
- Section Lines
- Lakes
- Streams
- Wetlands

This map is intended to illustrate the future land use patterns in the Town of Hughes. This map was compiled courtesy of the Bayfield County Land Records Department in November 2002 (revised January, June, July, August, and September 2003) based on information generated and provided by the Town of Hughes Land Use Planning Committee.



September 10, 2003

Implementation

A land use plan is a vision for the community's future. It is a long-term guide to be used by local officials when making land use, development, and growth decisions. By consulting the plan, representatives will have a clear view of the direction in which the community would like to grow in, as well as what they would like to preserve and protect. Although a land use plan is only advisory, it is an important resource in helping local officials make more informed decisions.

Implementation Tools

Citizen Awareness

People of the Town of Hughes need to know about the plan and understand what it is used for and how it was created. The land use plan should be available to residents at public locations.

Local Decision Maker Awareness

It is key that local decision makers and elected officials are familiar with the goals and objectives of the land use plan. The land use plan should be used as a guide and be readily available and consulted whenever a land use issue arises. The Town Board and County Zoning Committee should use the plan to steer their decisions on zoning issues, easement requests, and development proposals.

Appointment of a Town Planning Committee

In order to promote the purpose of the plan, a Town Planning Committee should be appointed. It would be the job of this representative group of citizens to review development proposals and ensure that they are in compliance with the land use plan. If not, the committee would make recommendations that would be in accordance with the vision of the plan. The town planning committee should also periodically review the plan to ensure its consistency with the needs of the Town of Hughes.

Adoption of Town Ordinances

Although the Town of Hughes is subject to Bayfield County Zoning Ordinances, town ordinances may be adopted. These regulations may further the goals of the town if the county ordinances are not adequate. Regulations may preserve scenic beauty along roadsides, encourage out of home businesses, or protect natural resources, all of which were mentioned as substantial concerns of citizens.

County Land Use Planning

It is important that county land use planning is consistent with town land use planning. The Bayfield County land use plan should support the goals outlined in this plan. An overlay-zone may be created by the County Zoning Department to provide additional regulations for the Town of Hughes to reflect the objectives of this plan.

County Decision Making

In addition to town officials' familiarity with the plan, it is necessary that county officials refer the land use plan. The input of a town is significant when county decisions are made. A land use plan is a clear method of indicating the interests of a town to county representatives.

Land Use Management

There are many methods of land use management. Conservation easements, legal agreements that limit uses to a piece of property, can be used preserve properties from development. Also, purchasing the development rights, which separates the land and the right to develop that land, can be used. This allows land to be bought and sold as usual providing it is not developed. These goals may be reached independently or by working with a local land trust. A variety of other tools are available to implement the plan and provide protection for lands (see the Appendix for information on these various tools).

Fiscal Tools

To raise money for community improvements to carry out the objectives of the land use plan, the Town may impose impact fees on new developers. A Capital Improvement Program may also be implemented to budget and plan for capital improvements in the Town.

Appendix

The Hughes Land Use Committee posts their meetings in the following 4 places, please check these locations for notices:

Hughes Town Garage
Hughes Town Recycling Center
Hughes Town Hall
IGA, Iron River

If you have a vision for the Town of Hughes' future, this is your opportunity to have input into that future. Your response will be very helpful to the Town Board and the Town Land Use Planning Committee as they develop long-range goals and objectives for the Town of Hughes.

Thank you very much for your cooperation,

Sincerely,

Hughes Land Use Committee

Town of Hughes
Land Use Planning Survey

Please have one person from your residence take a few minutes to give us your household's opinions on a number of land use issues affecting the Town by completing this survey. When you've filled it out completely, return it no later than June 14, 2001. It is NOT necessary to sign your name.
All surveys will be tallied.

RESPONDENT INFORMATION

- 1) Are you a Town of Hughes; (Check one)
- | | |
|---|---|
| <input type="checkbox"/> Year-round resident - owner | <input type="checkbox"/> Seasonal resident - owner |
| <input type="checkbox"/> Year-round resident - renter | <input type="checkbox"/> Seasonal resident - renter |
| <input type="checkbox"/> Non-resident property owner | |
- 2) How long have you owned and/or rented property in the Town of Hughes? (Check one)
- | | | |
|--|--|---|
| <input type="checkbox"/> Less than 5 years | <input type="checkbox"/> 5 to 20 years | <input type="checkbox"/> More than 20 years |
|--|--|---|

AGRICULTURAL ISSUES

- 3) Should farmland in the Town be allowed to be divided/subdivided for development purposes? (Check one)
- | | | |
|------------------------------|-----------------------------|-------------------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> No opinion |
|------------------------------|-----------------------------|-------------------------------------|

RESIDENTIAL ISSUES

- 4) Do you favor additional residential growth in the Town of Hughes? (Check one)
- | | | |
|------------------------------|-----------------------------|-------------------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> No opinion |
|------------------------------|-----------------------------|-------------------------------------|
- If yes, what kind(s) of growth would you like to see encouraged? (check all that apply)
- | | |
|---|--|
| <input type="checkbox"/> Single family residential | <input type="checkbox"/> Low income housing |
| <input type="checkbox"/> Multi-family residential, duplexes | <input type="checkbox"/> Mobile homes |
| <input type="checkbox"/> Multi-family residential, apartments | <input type="checkbox"/> Trailer home parks |
| <input type="checkbox"/> Condominiums | <input type="checkbox"/> Seasonal/recreational homes |
| <input type="checkbox"/> Senior housing | <input type="checkbox"/> Other _____ |
- (Please specify)

- 5) Should there be a minimum lot size for single family residential development throughout the Town? (Check one)
- | | | |
|------------------------------|-----------------------------|-------------------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> No opinion |
|------------------------------|-----------------------------|-------------------------------------|

If yes, what should the minimum lot size be for single family residential development? (Check one)

<input type="checkbox"/> Minimum of one acre	<input type="checkbox"/> Minimum of 20 acres
<input type="checkbox"/> Minimum of five acres	<input type="checkbox"/> Minimum of 35 acres
<input type="checkbox"/> Minimum of ten acres	<input type="checkbox"/> Other size: _____ acres

- 6) Would you be in favor of allowing the clustering or grouping of single family residences in a larger acreage with a common driveway link to a main road in order to conserve open space, wooded acres or scenic views? (Check one)
- | | | |
|------------------------------|-----------------------------|-------------------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> No opinion |
|------------------------------|-----------------------------|-------------------------------------|

- 16) Should consideration be given to increasing the minimum setback required for any new building along CLASS I, II & III Trout Stream (for example the Iron River) waterfront property in the Town of Hughes from the County's current zoning of 100 feet (check one)
 Yes No No opinion

If yes, the minimum Class I, II & III Trout Stream waterfront setback should be increased in the Town to _____ feet
(Please specify)

- 17) Should consideration be given to increasing the minimum water frontage and lot size on river front and stream front property for Forestry-1 & Agricultural-1 zoned land in the Town of Hughes from the County's current zoning standard (300 foot minimum water frontage and a minimum lot size of 4 ½ acres) for any new waterfront development in the Town of Hughes? (Check one)
 Yes No No opinion

If yes, the minimum water frontage should be increased in the Town to _____ feet.
(Please specify)

If yes, the minimum lot size should be increased in the Town to _____ acres.
(Please specify)

AESTHETIC ISSUES

- 18) Should the natural beauty of the Town's roadways and scenic views be preserved? (Check one)
 Yes No No opinion

If yes, which of the following approaches would you favor? (Check all that apply)

- Forest buffers Vegetative screening
 Sign ordinance Architectural design guidelines
 Setback requirements Other _____
(Please specify)

- 19) Should the Town of Hughes set specific standards for advertising signs and billboards such as where they can be located, their size and maintenance requirements? (Check one)
 Yes No No opinion

- 20) Do you favor the installation of communication towers within the Town of Hughes? (Check one)
 Yes No No opinion

COUNTY FOREST ISSUES

- 21) Do you think there is enough County Forest Land or public land in the Town of Hughes?
 Yes No No opinion

- 22) Should the Town of Hughes discourage the selling of County Forest Land?
 Yes No No opinion

WATER QUALITY ISSUES

- 23) Are you concerned with maintaining the quality of the surface waters (lakes, rivers & streams) in the Town of Hughes? (Check one)
 Yes No No opinion

If yes, what is your concern with the Town's surface waters? (Please specify)

- 24) Are you concerned with maintaining the quality of the groundwater (underground water) in the Town of Hughes? (Check one)
 Yes No No opinion

If yes, what is your concern with the Town's groundwater? (please specify)

OTHER ISSUES

- 25) Do you favor drilling, exploration, and mining for gas, oil and minerals in the Town of Hughes? (Check one)
 Yes No No opinion

- 26) Do you favor additional sand and gravel pits operating in the Town of Hughes? (Check one)
 Yes No No opinion

- 27) Would you favor the siting of a commercial demolition landfill for "construction debris only" in the Town of Hughes? (Check one)
 Yes No No opinion

- 28) Would you favor siting of a commercial sanitary landfill for garbage in the Town of Hughes? (Check one)
 Yes No No opinion

- 29) Do you favor the preservation of the Town's rural character? (Check one)
 Yes No No opinion

- 30) Do you favor the preservation of the Town's natural resources (wetlands, steams and woodlands)? (check one)
 Yes No No opinion

- 31) Do you favor utility development (for example, electrical high-power transmission lines, natural gas pipelines) in the Town of Hughes? (Check one)
 Yes No No opinion

If yes, what types of utility development would you favor? (Check all that apply)

- Upgrade existing electrical high-power transmission lines
 Additional electrical high-power transmission lines
 Natural gas pipelines

ISSUE CATEGORY RANKING

32) The previous survey questions were grouped under the eight issue categories shown below. Please rank these overall categories in terms of their importance as issues to the Town of Hughes with 1 being the most important category and 8 being the least important category. (Rank 1 through 8 by placing a number in front of each category; do not use the same number more than once)

- Agricultural Issues
- Residential Issues
- Commercial & Industrial Issues
- Recreational Issues
- Shoreline Development Issues
- Aesthetic Issues
- Water Quality Issues
- Other Issues

OTHER COMMENTS

33) Do you have any other comments relating to land use issues in the Town of Hughes that you wish to make? (Please specify)

34) OPTIONAL

Name _____

Address _____

Phone # _____

THANK YOU FOR COMPLETING THIS SURVEY

Please return your survey by June 14, 2001

The Hughes Land Use Committee will have an informational meeting, time to be announced, with the results of this survey.

Hughes Land Use Committee
PO Box 116
Iron River, WI 54847



Hughes Land Use Committee
PO Box 116
Iron River, WI 54847

TAPE HERE
24

Total Households responding 186 out of 401 for 46.4%

Town of Hughes Land Use Planning Survey Results

	Misc.	Yes	No	No Opinion	NR	TOTAL
RESPONDENT INFORMATION						
1. Are you a town of Hughes:						
Year-round resident, Owner	79					
Year-round resident, Renter	0					
Non-resident property owner	48					
Seasonal resident, Owner	58					
Seasonal resident, Renter	1					
Total	186					
2. How long have you owned and/or rented property in the town of Hughes?						
Less than 5 years	31					
Five to 20 years	69					
More than 20 years	85					
No response	1					
Total	186					
AGRICULTURAL ISSUES						
3. Should farmland in the town be allowed to be divided/subdivided for development purposes?						
		89	71	25	1	186
		48	38	13	1	100
RESIDENTIAL ISSUES						
4. Do you favor additional residential growth in the town of Hughes?						
		110	51	8	17	186
		59	27	4	9	100
If yes, what kind(s) of growth would you like to see encouraged? Check all that apply.						
Single-family residential	102					
Multi-family residential, duplexes	21					
Multi-family residential, apartments	12					
Condominiums	13					
Senior housing	41					
Low income housing	13					
Mobile homes	15					
Trailer home parks	13					
Seasonal/Recreational homes	38					
Other: Business	1					
Other: Commercial	1					
5. Should there be a minimum lot size for single-family residential development throughout the town?						
		153	18	10	5	186
		82	10	5	3	100
If yes, what should the minimum lot size be for single family residential development?						
Minimum of one acre	51					
Minimum of five acres	65					
Minimum of ten acres	10					
Minimum of 20 acres	8					
Minimum of 35 acres	4					
Other: 1 said 1/2 acre; 3 said 2 acres; 2 said 3 acres						

	Misc.	Yes	No	No Opinion	NR	TOTAL
6. Would you be in favor of allowing the clustering or grouping of single-family residences in a larger acreage with a common driveway link to a main road in order to conserve open space, wooded acres, or scenic views?		113	54	18	1	186
		59	28	9	1	100
COMMERCIAL AND INDUSTRIAL ISSUES						
7. Do you favor additional commercial recreational development (for example, golf courses, campgrounds, resorts, game farms, etc.) in the town of Hughes?		95	77	13	1	186
		50	41	7	1	100
8. Do you favor other types of commercial development (for example retail and wholesale stores, service businesses, etc.) in the town?		104	63	18	1	186
		56	34	10	1	100
9. Do you favor the development of additional home-based businesses (for example, child care, bookkeeping, desktop publishing, making crafts, consulting, etc.) in the town of Hughes?		134	21	27	4	186
		72	11	15	2	100
10. Do you favor light industrial development (for example, electronic component assembly, furniture making, small appliance assembly, clothing sewing, etc.) in the town of Hughes?		114	45	15	12	186
		61	24	8	6	100
11. Do you favor ATV use on town roads?		70	106	7	3	186
		38	57	4	2	100
12. Do you favor keeping the town roads open for snowmobile use?		88	80	17	1	186
		47	43	9.1	0.5	100
SHORELINE DEVELOPMENT ISSUES						
13. Do you favor development along the Iron River in the town of Hughes?		57	95	33	1	186
		31	51	18	1	100
If yes, what type of development should be allowed along the Iron River in the town?						
Residential	45					
Commercial Recreational	17					
Commercial	8					
Other	0					
14. Do you favor development along streams and creeks in the Town of Hughes?		45	108	31	2	186
		24	58	17	1	100
If yes, what type of development should be allowed along the streams and creeks in the town?						
Residential	40					
Commercial Recreational	11					
Commercial	3					
Other: (Not named)	1					
15. Should consideration be given to increasing the minimum <u>setback</u> required for any new building along NON-CLASS I, II, and III trout stream (stream where trout DO NOT spawn) waterfront property in the town of Hughes from the county's current zoning standard of 75 feet?		64	86	34	2	186
		34	46	18	1	100

If yes, the minimum Non-Class I, II & III-Trout Stream waterfront setback should be increased in the town to _____ feet.

- 80 feet
- 100 feet
- 120 feet
- 125 feet
- 150 feet
- 200 feet
- 300 feet
- 500 feet

16. Should consideration be given to increasing the minimum setback required for any new building along Class I, II, and III Trout Stream (the Iron River) waterfront property in the town of Hughes from the county's current zoning standard of 100 feet?

If yes, the minimum Class I, II, and III Trout Stream waterfront setback should be increased in the town to _____ feet.

- 80 feet
- 100 feet
- 110 feet
- 125 feet
- 150 feet
- 200 feet
- 250 feet
- 300 feet
- 500 feet
- 600 feet
- 800 feet

17. Should consideration be given to increasing the minimum water frontage and lot size on river front and stream front property for Forestry-1 and Agricultural-1 zoned land in the town of Hughes from the county's current zoning standard (300-foot minimum water frontage and a minimum lot size of 4.5 acres) for any new waterfront development in the town of Hughes?

If yes, the minimum water frontage should be increased in the Town to _____ feet.

- 300 feet
- 400 feet
- 500 feet
- 250 feet
- 600 feet
- 1000 feet
- Five acres

If yes, the minimum lot size should be increased in the town to _____ acres.

- 400 feet
- Four acres
- Five acres

	Misc.	Yes	No	No Opinion	NR	TOTAL
	1					
	14					
	1					
	3					
	17					
	10					
	3					
	2					
		60	93	29	4	186
		32	50	16	2	100
	1					
	4					
	1					
	3					
	22					
	12					
	1					
	2					
	1					
	1					
	1					
	2					
		24	108	38	16	186
		13	58	20	9	100
	8					
	2					
	2					
	1					
	2					
	1					
	1					
	1					
	1					
	2					

	Misc.	Yes	No	No Opinion	NR	TOTAL
10 acres	4					
20 acres	2					
40 acres	1					
8 acres	1					
AESTHETIC ISSUES						
18. Should the natural beauty of the town's roadways and scenic views be preserved?	166	9	8	3		186
	89	5	4	2		100
If yes, which of the following approaches would you favor?						
Forest buffers	73					
Sign ordinance	69					
Setback requirements	67					
Vegetative screening (planting shrubs & trees)	50					
Architectural design guidelines	19					
Other: Not specified	1					
19. Should the town of Hughes set specific standards for advertising signs and billboards such as where they can be located, their size and maintenance requirements?	154	21	8	3		186
	83	11	4	2		100
20. Do you favor the installation of communication towers within the town of Hughes?	73	66	42	5		186
	39	35	23	3		100
COUNTY FOREST ISSUES						
21. Do you think there is enough county forest land or public land in the town of Hughes?	107	30	45	4		186
	58	16	24	2		100
22. Should the town of Hughes discourage the selling of county forest land?	119	31	21	15		186
	64	17	11	8		100
WATER QUALITY ISSUES						
23. Are you concerned with maintaining the quality of the surface waters (lakes, rivers and streams) in the town of Hughes?	160	7	16	3		186
	86	4	9	2		100
If yes, what is your concern with the Town's surface waters?						
24. Are you concerned with maintaining the quality of the groundwater (underground water) in the town of Hughes?	150	12	18	6		186
	81	6	10	3		100
If yes, what is your concern with the Town's groundwater?						
OTHER ISSUES						
25. Do you favor drilling, exploration and mining for gas, oil and minerals in the town of Hughes?	57	104	25	0		186
	31	56	13	0		100
26. Do you favor additional sand and gravel pits operating in the town of Hughes?	45	97	39	5		186
	24	52	21	3		100
27. Would you favor the siting of a commercial demolition landfill for construction debris only in the town of Hughes?	43	109	28	6		186
	23	59	15	3		100

	Misc.	Yes	No	No Opinion	NR	TOTAL
28. Would you favor the siting of a commercial sanitary landfill for garbage in the town of Hughes?		40	122	17	7	186
		22	66	9	4	100
29. Do you favor the preservation of the town's rural character?		160	8	13	5	186
		86	4	7	3	100
30. Do you favor the preservation of the town's natural resources (wetlands, streams and woodlands)?		165	11	5	5	186
		89	6	3	3	100
31. Do you favor utility development (for example, electrical high-power transmission lines, natural gas pipelines) in the town of Hughes?		73	90	20	3	186
		39	48	11	2	100
If yes, what types of utility development would you favor?	55					
Upgrade existing electrical high-power transmission lines	38					
Additional electrical high-power transmission lines	43					
Natural gas pipelines						

ISSUE CATEGORY RANKING

32. The previous survey questions were grouped under the eight issue categories shown below. Please rank these overall categories in terms of their importance as issues to the Town of Hughes with 1 being the most important category and 8 being the least important category.

Rank	1	2	3	4	5	6	7	8
Agricultural Issues	8	8	16	20	29	33	40	
3 Residential Issues	38	25	33	30	42	12	4	
Commercial & Industrial Issues	11	9	20	22	23	37	27	
Recreational Issues	10	19	23	27	27	27	25	
2 Shoreland Development Issues	28	46	26	25	17	14	6	
Aesthetic Issues	16	18	24	26	20	20	33	
1 Water Quality Issues	63	37	20	11	14	13	7	
Other Issues	1	3	3	0	3	4	11	

Community Planning Implementation Tools

A community's land use plan requires implementation by a variety of tools. Some of these tools are regulatory (e.g., zoning, subdivision review), while others are non-regulatory (e.g., acquisition of property, installation of public improvements). Information "tools" (e.g., monitoring of trends and issues, public education) are important in achieving community objectives because they help ensure that the plan and implementation tools are understood, accepted, and kept up-to-date.

Following are a brief description and statement on applicability concerning

- *regulatory tools*
- *acquisition tools*
- *fiscal tools*
- *privately-initiated tools*

<i>Regulatory Tools</i>	<i>Brief Description</i>	<i>Applicability</i>
General Zoning	<p>General zoning regulates the use of land, lot size, and the height and bulk of structures. It also provides standards for various types of development and construction activities. General zoning is probably the most commonly employed land use tool. Communities are not required to adopt general zoning ordinances.</p>	<p>Cities and villages may adopt general zoning within their borders. They also have authority to establish "extraterritorial" zoning in the adjacent town territory, under the jurisdiction of a joint city or village and town committee, but this is not common.</p> <p>Counties may adopt a general zoning ordinance covering all areas in the county outside cities and villages, but the ordinance is effective in a town only if the town board approves the ordinance. A town may not adopt only a part of the county zoning ordinance.</p> <p>In counties that have a general county zoning ordinance, town zoning is possible only with the agreement of the county board. Town residents may vote to assume "village powers." The town may then develop a zoning ordinance following the same procedures for cities and villages. The town zoning ordinance, and amendments to it, become effective if approved by the town board <i>and</i> the county board.</p> <p>In counties that have not adopted a county zoning ordinance, a town may assume village powers and enact a town zoning ordinance following the same procedures for cities and villages. In these cases, no county board approval is required. Alternatively, towns may petition the county to adopt a county zoning ordinance. If the county does not adopt a zoning ordinance, the town may adopt its own without having assumed village powers. Exercise of this authority is rare, however, with most towns preferring to exercise town zoning under village powers.</p>

<p>Special Zoning</p>	<p>Wisconsin has several special zoning programs with specific statutory requirements that distinguish them from general zoning. These include exclusive agricultural zoning under the state's Farmland Preservation Program that gives farmers an income tax credit for working to preserve agricultural areas. Other special zoning programs include floodplain zoning and shoreland zoning.</p>	<p>Cities, villages, and counties are all required to adopt floodplain zoning. Counties are required to adopt shoreland zoning for the towns. County shoreland and floodplain zoning are not subject to approval by the towns. Cities and villages are required to adopt zoning to protect certain wetlands. While the Wisconsin Department of Natural Resources sets the minimum standards for floodplain and shoreland/wetland zoning, local communities have the right to be more restrictive in their regulations. Exclusive agricultural zoning allows communities to participate in the Department of Agriculture, Trade & Consumer Protection's Farmland Preservation Program. (Farmers in counties not in the this program may participate by agreement with DATCP.)</p>
<p>Subdivision Regulation</p>	<p>Subdivision regulations allow communities to control the division of land and the quality of development by specifying the subdivider's responsibility for installing on-site facilities (e.g., roads and sidewalks), and by ensuring the availability of public facilities, such as sewers and water, to handle development. Subdivision regulations can also address land suitability, environmental and design issues, and require dedication of park lands or fees in lieu of dedication.</p>	<p>Counties, cities, villages and towns can all adopt subdivision or land division regulations. Towns do not need the approval of counties to adopt subdivision regulations and counties do not need the approval of towns for the county subdivision ordinance to apply within that town. Counties also have the authority to object to subdivisions in cities and villages in certain circumstances. Cities and villages can apply their ordinances to influence development patterns in their "extraterritorial" area (i.e., the town area adjacent to their borders). In areas where two or more subdivision ordinances apply, the more restrictive ordinance controls. Several state agencies also review subdivisions of a certain size. State agency review is not dependant upon a local community having a subdivision ordinance.</p>
<p>Official Maps</p>	<p>Official maps show existing and planned public facilities such as streets and parks. They can also show historic districts and waterways. The maps can be used to restrict the issuance of building permits within the limits of the mapped areas. The maps are an effective means to reserve land for future public use.</p>	<p>Cities, villages and towns can all adopt official maps. Cities and villages may make their official maps applicable in the "extraterritorial" area (i.e., the adjacent town territory.) County approval is not needed for towns to adopt official maps. Counties have limited official mapping authority.</p>

Historic Preservation Ordinance	Historic preservation ordinances are meant to protect historic buildings and districts in communities and enhance the character of the community.	Counties, cities, villages and towns can adopt historic preservation ordinances. Cities and villages that contain property listed on the state or federal register of historic places must enact an historic preservation ordinance.
Design Review	Design review allows communities to establish their desired future appearance by controlling landscaping, architectural, signage and site design conditions. Communities can maintain or improve valued aspects of community character by defining conditions which contribute, for example, to northwoods, rural, small town or neighborhood character.	Communities adopt design review as part of a zoning ordinance, or as a separate ordinance under a community's statutory "police power" regulatory authority. Some communities use overlay districts to define areas with special design needs. Communities typically assign design review to the plan commission, although sometimes a separate design review committee is established.
Moratoria	A moratorium is used to temporarily limit issuance of permits while new regulations are being developed so that plan objectives are not undermined.	While there is no specific statutory moratorium authority, communities have relied upon general and implicit authority to impose moratoria while they update or develop a plan and implementation tools. Moratoria should be used only in good faith planning efforts and should be limited as to time and scope.
<i>Acquisition Tools</i>	<i>Brief Description</i>	<i>Applicability</i>
Land Purchases	Communities can purchase all rights to needed land or partial interests in land (e.g., easements).	Counties, cities, villages, and towns have the authority to purchase land outright, when full use of the property is needed, or to purchase partial interests in land when that will suffice to serve the public interest.
Eminent Domain	Eminent domain (or condemnation) allows government to take private property for public purposes, even if the owner does not consent, but the government must compensate the property owner for their loss.	Counties, cities, villages, and towns can condemn land using the power of eminent domain. This authority can also be used to take partial interests in land (e.g., easements).

Conservation Easements	Conservation easements are legally binding agreements made voluntarily between a landowner and a land trust or local community in which permanent limits are placed on a property's use and development.	Counties, cities, villages, towns and conservation organizations such as land trusts can use conservation easements. Donated conservation easements that meet federal tax code requirements qualify as charitable deductions for landowners.
Purchase of Development Rights (PDR)	Under a PDR program, a community buys the development rights to land it wants to permanently protect. PDR programs are used to preserve agricultural lands, open space, scenic vistas, and important natural resources.	Counties, cities, villages, and towns all have the authority to use PDRs. A conservation easement is recorded to indicate that the development rights have been removed from the land.
<i>Fiscal Tools</i>	<i>Brief Description</i>	<i>Applicability</i>
Capital Improvement Program (CIP)	CIPs help a community plan for the timing and location of capital improvements (facilities such as sewers and water, parks and schools). CIPs ensure proper local budgeting for capital improvements. The location of capital improvements has a major impact on development patterns.	Counties, cities, villages and towns can all adopt capital improvement programs.
Impact Fees	These are financial contributions imposed on new development to pay for capital improvements needed to serve the development.	Counties, cities, villages, and towns can all impose impact fees for certain public facilities (excluding schools).
<i>Privately-Initiated Tools</i>	<i>Brief Description</i>	<i>Applicability</i>
Land Trusts	Land trusts are private non-profit organizations established to protect land and water resources. Generally, they are community-based organizations established by conservation minded citizens.	Communities can work with land trusts for the long-term preservation of agricultural areas and important natural resources. Land trust often seek the purchase or donation of land or conservation easements to limit harmful development.

Source: Ohm, Brian, *Today's Decisions, Tomorrow's Wisconsin*, pp. 11-16, University of Wisconsin (1999); adapted by Video Design Team members James Schneider, Wayne Tlusty and Michael Dresen. February 1999.

Protecting unfragmented landscapes in Wisconsin

The Baraboo Hills, in south central Wisconsin, are a unique case of a relatively unfragmented landscape in the southern part of the state. Forests in the Baraboo Hills stretch 25 miles and serve as a haven for migratory songbirds. Despite many parks in the area, the Hills still need greater protection to keep the forest intact. Each new house or road creates a new permanent clearing which fragments the forest and introduces more edge habitat into the landscape. The extensive lakes and forests in northern Wisconsin are another example of large blocks of habitat.

Tools to Protect Land from Fragmentation

Private owners can be excellent stewards of the land, but habitat protection needs to extend beyond the lifetime of the current owners. Today landowners, non-profits and local governments have a variety of tools to protect habitat across the landscape.

Tools for Public Conservation

Direct purchase Buying land and setting it aside protects unique sites and benefits recreation. But isolated nature preserves do not address fragmentation. Land acquisition remains important for critical areas, but direct purchase needs to be supplemented with other forms of land protection to connect the lands in between public lands.

Purchase of Development Rights A PDR program takes a market approach to land protection. State or local governments can set up a program to buy the right to develop a parcel and retire that right. The landowner gets paid cash compensation for the value of the development rights and continues to live on the land as before.

Temporary moratorium A moratorium is a growth control measure that temporarily suspends development or subdivision for up to two years. Moratoria are extreme actions and can only be used to give local governments a chance to plan or prepare stronger land use regulations.

Zoning Environmental zoning can play a critical role to prevent fragmentation. Regulations can cover a broad area relatively cheaply and quickly, however, zoning is changeable and can be revoked in the future. Zoning should be used in combination with other tools.

Preservation overlay zoning

Overlay zoning matches the boundaries of an ecological area and imposes strict regulation only in the most ecologically sensitive region. Landowners outside the overlay area are not subject to extra restrictions, making such zoning more politically acceptable. Overlay zoning is ideal for conservation since it is tailored to fit each individual landscape.

Large lot zoning Large lot zoning requires a minimum lot size, typically 10, 15 or 35 acres. It has been commonly used in Wisconsin to protect open space and agricultural land, and can limit intensive development and parcelization. However, large lot zoning only changes the *density* of development-- it still allows fragmentation and cannot prevent building in ecologically sensitive areas. Large lot requirements can also backfire and encourage sprawl.

Tools for the Private Landowner

Private options involve the landowner and should always be used together with public tools for land protection. Private conservation gives landowners incentives to protect natural areas on their property, and can offer permanent and parcel-specific protection.

Conservation easements Conservation easements allow landowners to protect land permanently and also maintain ownership. Easements generally restrict development, mining and clearcutting, and do not open the land to the public. Conservation easements are flexible documents tailored to unique site conditions and adapted to landowners' goals and wishes. Extra building sites can be reserved for the landowner's family in the future. Donations of easements also qualify landowners for an income tax deduction and may lower property and estate taxes as well. Conservation easements protect land "in perpetuity." The restrictions apply to all future owners and a designated land trust monitors and enforces the terms of the easement.

Land Protection Tools

Type	Description	Advantages	Disadvantages
Direct purchase	Land owned by public or conservation group	Permanent protection Public recreation	Expensive to buy and maintain
Purchase of Development Rights	Government buys development rights; landowner keeps title	Permanent protection Landowner gets cash and possible tax benefits	Can be expensive to buy, which limits broad use
Development Moratorium	Temporarily stops subdivision or development	Can halt development while preparing stronger regulation	Temporary Can create rush on development
Preservation Overlay Zoning	Designated area is covered by special zoning designed to help preservation	Flexible to suit local situation Inexpensive	Temporary since zoning can be changed
Large Lot Zoning	Minimum lot size restricts density of development	Can reduce parcelization Inexpensive	Temporary May encourage sprawl
Conservation Easements	Development rights or other lands rights restricted and given to conservation group; Landowner keeps title	Permanent Flexible, tailored to local situation Donation tax deductible Lower land value may reduce property, estate, capital gains taxes	Some long-term expense to monitor easements
Land Management Contracts	Landowners follow binding management contract for designated time (10-50 years)	Contract runs with land No development or subdivision Lower property taxes May result in better land management	Short-term protection only
Conservation Buyers	Land bought by person interested in owning land for natural values	Private source of funding Steward lives on land Often includes conservation easement	Difficult to match land with appropriate buyer
Reserved Life Estates	Landowner sells or donates title but continues to live on land	Tax benefits during lifetime Owner can remain on land for lifetime	Management may be restricted while owner lives on property
Bargain Sales, Donations & Bequests	Owner sells property for discounted price; or donates or bequeaths land for conservation	Permanent protection Bargain sale offers owner some cash; makes deal affordable	Bargain sale price might still be too high; Donations not always possible

Land management contracts Tax incentive-based land management contracts, like Wisconsin's Managed Forest Law, offer important temporary protection. These 15, 25 and even 50- year contracts protect forest land and open space from development and subdivision. The contracts "run with the land," and apply to future landowners until the term expires. Land management contracts delay development and shift it away from prime habitat for now.

Conservation buyers A conservation buyer is any private buyer interested in owning natural areas for hiking, bird watching, hunting, fishing, or other quiet enjoyment. The conservation buyer provides funds to purchase a property, and typically accepts placing a conservation easement on the land. Conservation buyers also act as stewards of the property. Locating potential buyers can be difficult, but a conservation-minded real estate broker can help match buyers with ecologically-sensitive land.

Bargain-sales, donations and bequests Landowners can donate property during their lifetime or leave the property for conservation by will. A bargain-sale is another popular option since it provides the landowner with direct income and a tax deduction as a charitable gift for the amount of the discount, if the sale is made to the government or to a qualified non-profit group. A bargain-sale makes the land more affordable, thus making it more likely to be protected.

Reserved life estates A reserved life estate allows private landowners to donate their land but still live on it. The land belongs to the conservation organization, but landowners reserve the right to live on the property for the rest of their lifetime and receive tax benefits from the land donation.

Resource Agencies and Organizations

Bayfield County

Land Conservation Department

County Conservationist, Conservation Education Coordinator, Wildlife Damage Specialist
315 Sanborn Avenue, Suite 100, P.O. Box 267, Ashland, WI 54806
Telephone: (715) 682-7187

Land Records Department

Land Records Administrator – 117 E. 5th Street, Bayfield County Courthouse, Washburn, WI 54891
Telephone (715) 373-6156

Zoning Department

Zoning Administrator – 117 E. 5th Street, Bayfield County Courthouse, Washburn, WI 54891
Telephone (715) 373-6138

University of Wisconsin-Extension

Agricultural Agent, Family Living Agent, 4-H Agent, Resource Agent
117 E. 5th Street, Bayfield County Courthouse, Washburn, WI 54891
Telephone (715) 373-6104

Basin Educator – Northern Great Lakes Visitor Center
29270 County Highway G, Ashland, WI 54806
Telephone (715) 685-2674

University of Wisconsin-Madison College of Agriculture & Life Sciences

Ashland Agricultural Research Station - 68760 State Farm Road, Ashland, WI 54806
Telephone (715) 682-7268

Wisconsin Department of Natural Resources

Area Conservation Warden Supervisor – 2501 Golf Course Road, Ashland, WI 54806
Telephone (715) 685-2929

Lake Superior Fisheries Manager – 141 S. 3rd Street, P.O. Box 589, Bayfield, WI 54814
Telephone (715) 779-4035

Forester - 2501 Golf Course Road, Ashland, WI 54806
Telephone (715) 685-2912

Land Basin Supervisor – 2501 Golf Course Road, Ashland, WI 54806
Telephone (715) 685-2913

Wildlife Biologist - 2501 Golf Course Road, Ashland, WI 54806
Telephone (715) 685-2914

Lake Superior Basin Water Supervisor – 1401 Tower Avenue, Superior, WI 54880
Telephone (715) 395-6911

Water Management Specialist – 2501 Golf Course Road, Ashland, WI 54806
Telephone (715) 685-2923

Wisconsin Department of Transportation

1701 N. 4th Street, Superior, WI 54880
Telephone (715) 392-7925

United States Department of Agriculture

Animal & Plant Health Inspection Service – Animal Damage Control (ADC)

Director – Rhinelander, general information & non-agricultural complaints

Telephone (800) 228-1368

Agricultural Bear Trapper – Brule, agricultural complaints only

Telephone (715) 372-4899

Farm Service Agency (FSA)

Director – 2014 W. 3rd Street, Ashland, WI 54806

Telephone (715) 682-9117, Ext. 2

U.S. Forest Service (USFA)

District Range – 113 E. Bayfield Street, Washburn, WI 54891

Telephone (715) 373-2667

Natural Resources Conservation Service (NRCS)

District Conservationist – 2014 W. 3rd Street, P.O. Box 267, Ashland, WI 54806

Telephone (715) 682-9117, Ext. 3

PRI-RU-TA Resource Conservation & Development Council

Coordinator – 850 N. 8th Street, Medford, WI 54451

Telephone (715) 748-2008

Rural Development (RD)

Community Development Manager – 2014 W. 3rd Street, Ashland, WI 54806

Telephone (715) 682-9117, Ext. 4

United States Department of Interior

U.S. Fish & Wildlife Service (USFWS)

Project Leader – 2800 E. Lake Shore Drive, Ashland, WI 54806

Telephone (715) 682-6185

Great Lakes Indian Fish & Wildlife Commission (GLIFWC)

Executive Administrator - Chief Blackbird Center, P.O. Box 9, Odanah, WI 54861

Telephone (715) 682-6619

Northern Great Lakes Visitor Center

- Director* – 29270 County Highway G, Ashland, WI 54806
Telephone (715) 685-9983

Northwest Regional Planning Commission (NWRPC)

- Executive Director* – 1400 S. River Street, Spooner, WI 54801
Telephone (715) 635-2197

Land Trust Organizations

- Bayfield Regional Conservation**
121 Manypenny Avenue, P.O. Box 410, Bayfield, WI 54814
Telephone (715) 779-5263

- The Nature Conservancy**
707 W. Main Street, Ashland, WI 54806
Telephone (715) 682-5789