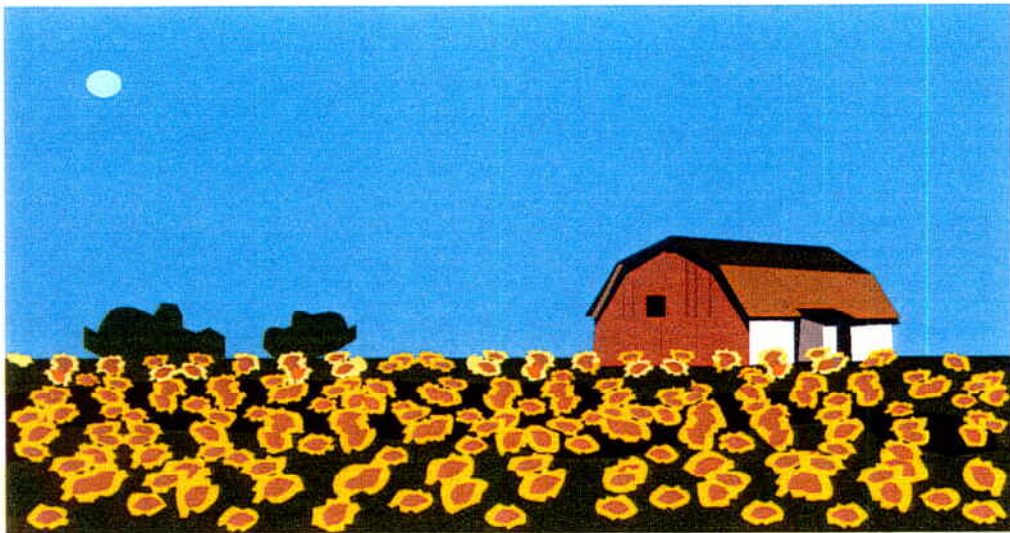




# TOWN OF KELLY LAND USE PLAN



## ACKNOWLEDGEMENTS

*Town of Kelly Board Members:*

Ronald Hellstrom	Chair
Carol Miller	Treasurer
Elizabeth Seefeldt	Clerk
Verne Gilles	Supervisor
David Oreskovich	Supervisor

*Town of Kelly Land Use Planning Committee:*

Verne Gilles	Chair
Carrie Linder	Vice Chair
Elizabeth Seefeldt	Secretary
Ron Hellstrom	Member
David Oreskovich	Member
Carl Peters	Member
David Swanson	Member

*UW-Extension:*

Tim Kane	Community Resource Development Agent
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## **INTRODUCTION**

As we enter the new millennium, it is important to note that the population of the United States is ever increasing. The economy is supposedly strong, and many are seeking to move to less populated areas for peace and solitude, which is often found in living a life in the country. The Town of Kelly offers just that: country life. It is a rural township that boasts 42 miles of gravel roads, with the only blacktop found at its borders. The White River rolls through the heart of the Town without a single bridge connecting roughly 1/3 on the northern side to the other 2/3 to the south.

Prior to 1999, the idea of a Land Use Plan had been a topic of discussion at several Town Board meetings. At the 1999 Annual Town Board meeting, it was decided that a Land Use Committee would be created for the purpose of developing a Land Use Plan for the Town. In May of 1999, cards were sent out to all residents of the Town of Kelly, encouraging participation from anyone interested in the future of the community. The first meeting was held in July, and the committee has met every month since its inception.

The process has been a lengthy and educational experience. The committee began by bringing their ideas of land use/development issues facing the Town of Kelly in the next 20 years. From that, a survey was created for all landowners within the Town. The survey results were compiled, and based on public input, specific results were extracted. Once this happened, the committee was able to focus on four goals and numerous objectives specific to the information that was gathered by the landowners. Early on in the process, the committee members developed a map of the Town's current features. Based on the survey results, it was determined that no land use changes would be proposed.

It is important to note that a Land Use Plan is only that: a Plan. It is to be used as a tool to guide future Town Board members and local County Officials in making sound decisions regarding land use issues. These decisions will not only affect the land, but the people of the Town of Kelly.

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## **BACKGROUND INFORMATION**

### **History**

The Town of Kelly as we know it now was set off from the Town of Lincoln in 1913. There was once a day when you could walk through most of the Town of Kelly without leaving the dark of the woods. The first homesteaders arrived in the late 1890's and began clearing the land to etch out a living logging and eventually farming the land. A large fire raged over the land in the early 1900's, roasting the potatoes that were still in the ground.

### **Topography**

The Town of Kelly has the edge of glacial Lake Duluth running east to west, just south of the White River. This is a large ridge, which affords panoramic views of the Marengo Valley, the Penokee Range and the Moquah Barrens. The overall topography includes rolling hills.

### **Soils**

A published soil survey is not available for all of Bayfield County, and soil mapping is completed for only a portion of the Town of Kelly. This more detailed mapping that has been compiled is available through the USDA Natural Resources Conservation Service in Ashland. Soil Associations, for the purpose of this plan, are adequate in describing the characteristics of the soils for the Town of Kelly. Associations include:

Portwing-Herbster-Bohemian (46): Very deep deposits found on nearly level and gently sloping terrain. Drainage classes range from well to somewhat poorly. Clay soils are typically found in, but not restricted to lower elevations and sand over clay and sandy soils appear relative to elevation increases. In the southern part of the Town, this unit is dominated by fine and very fine lacustrine sands that are primarily well and moderately well drained.

Bad River-Odanah-Sandborg (42): Very deep, nearly level to steep, somewhat poorly drained to well drained, clayey soils on glacial till ground moraines.

### **Water Resources**

The White River runs from the southwest to the northeast corners of the Town with 11 of the 36 sections being on the north side of the river. There is a canoe launch on Maple Ridge Road, just east of Highway 63. This stretch of the river has received reviews in various publications, touting the excellent fishing it has to offer. Many smaller tributaries run into the White River. The headwaters of Deer Creek are at the eastern edge of the Town. The Town also contains two tributaries of the Marengo River.

### **Wetlands**

While there are no formally named wetlands in the Town, there are scattered areas of low-lying moist soils.

**Woodlands**

The forest industry plays a substantial role in the composition of the Town of Kelly. Approximately 40% of the forested area consist of mixed northern hardwoods, 40% aspen, and the last 20% include a mix of conifer and red pine.

**Population**

While the population change for the Town of Kelly is not exponential, it shows an overall increase in the number of people living within the Town's boundaries. The Town's population in 1970 was 336, and rose to 354 in 1980, and to 383 in 1990.

**Town of Kelly Population Trends**

<u>Year</u>	<u>Population</u>	<u>Percent Change</u>
1960	371	
1970	336	9.4%
1980	354	5.4%
1990	383	8.2%
1998 Estimate	383	0.0%
2000 Projection	414	8.1%
2010 Projection	424	2.4%

The 1990 census showed the 383 residents averaged 10.6 persons per square mile. This compares to 9.5 per square mile for Bayfield County and 90.1 per square mile for the state of Wisconsin. The 383 residents consisted of 197 male and 186 female. Nearly 100% were white. The breakdown by age was as follows:

<u>Age Category</u>	<u>Number</u>
Under 5 years	36
5 to 15	72
16 to 17	11
18 to 20	13
21 to 24	11
25 to 44	121
45 to 54	28
55 to 59	24
60 to 64	18
65 to 74	22
75 to 84	24
<u>85 and over</u>	<u>3</u>
Total	383

### **Housing**

Of the 134 occupied households in the Town, 48 homes were two-person homes and 31 were three-person homes.

<u>Household Size</u>	<u>Number</u>	<u>Percent</u>
1 person	19	14.2%
2 person	48	35.8%
3 person	31	23.1%
4 person	19	14.2%
5 person	9	6.7%
6 person	5	3.7%
<u>7 or more</u>	<u>3</u>	<u>2.2%</u>
Total	134	100.0%

### **Housing Units**

Out of 180 known households, 115 are owner-occupied and 19 are renter-occupied. Out of 29 vacant homes, 17 are for seasonal/recreational use.

<u>Housing Type</u>	<u>Number</u>	<u>Percent</u>
Owner-occupied	115	70.5%
Renter-occupied	19	11.7%
Vacant - Seasonal/Recreational	17	10.4%
<u>Vacant - Other</u>	<u>12</u>	<u>7.4%</u>
Total	163	100.0%

A majority of the housing units are unattached units.

<u>Type of Unit</u>	<u>Number</u>
Unattached units	138
2 to 4 unit structures	2
<u>Mobile Home/Trailers</u>	<u>23</u>
Total	163

### **Income**

In 1990, the median household income in the Town of Kelly was \$24,844 and the average household income was \$28,366. Using 1989 data, Town income sources were as follows:

<u>Income Source</u>	<u>Percent</u>
Farming	18.0%
Non-farm self-employment	6.2%
Salaries and Wages	55.6%
Retirement income and social security	12.3%

### Land Categories

Based on Wisconsin Department of Revenue statistics, the following table shows the number of acres by real estate class in 2000.

<u>Real Estate Class</u>	<u>Acres</u>	<u>Percent</u>
Residential	423	1.8%
Commercial	3	.0%
Manufacturing	0	.0%
Agricultural	9,444	40.1%
Swamp & Waste	541	2.3%
Forest (General Property)	9,842	41.8%
Other General Property	93	.4%
Private Forest (Woodland Tax)	920	3.9%
Woodland Tax	56	.3%
Managed Forest Crop	2,114	9.0%
State (Exempt)	1	.0%
County (Exempt)	22	.1%
<u>Other Exempt</u>	<u>75</u>	<u>.3%</u>
Total	23,534	100.0%

### Equalized Value by Property Class

The 2000 statement of equalized values by real estate class as set by the Wisconsin Department of Revenue for the Town of Kelly is as follows:

<u>Real Estate Class</u>	<u>Equalized Value</u>
Residential	\$7,058,000
Commercial	\$34,300
Manufacturing	0
Agricultural	\$2,614,900
Swamp & Waste	\$149,500
Forest	\$4,934,600
Other	\$2,862,700

### Current Land Use Inventory

In 1999 a land use inventory of the Town of Kelly was conducted by the members of the Land Use Planning Committee. The land uses were identified into eight major categories and they include the following: residential, agricultural, forest/woodlands, industrial, commercial, power lines, trails, and boat landings. A brief description of each category follows below:

#### Residential

This category includes the various dwelling units. The majority of dwellings include single family homes. Other types of dwellings include seasonal homes, rental properties, and trailer homes.

### Agricultural

The agricultural category covers a wide variety of farming practices. Sunflower and corn cover much of the landscape, along with hay and seed crops. Dairy farms are scattered throughout the Town, along with beef cattle.

### Forest/Woodlands

This category includes all wooded areas within the Town.

### Industrial

This category includes the sawmills that operate within the Town. It is important to note that many are for private use, and only one is currently a for profit venture.

### Commercial

The commercial category includes the seed farms, an animal crematory, a dairy and a game farm that currently exist in the Town.

### Municipal

The municipal category includes the property owned by the Town of Kelly.

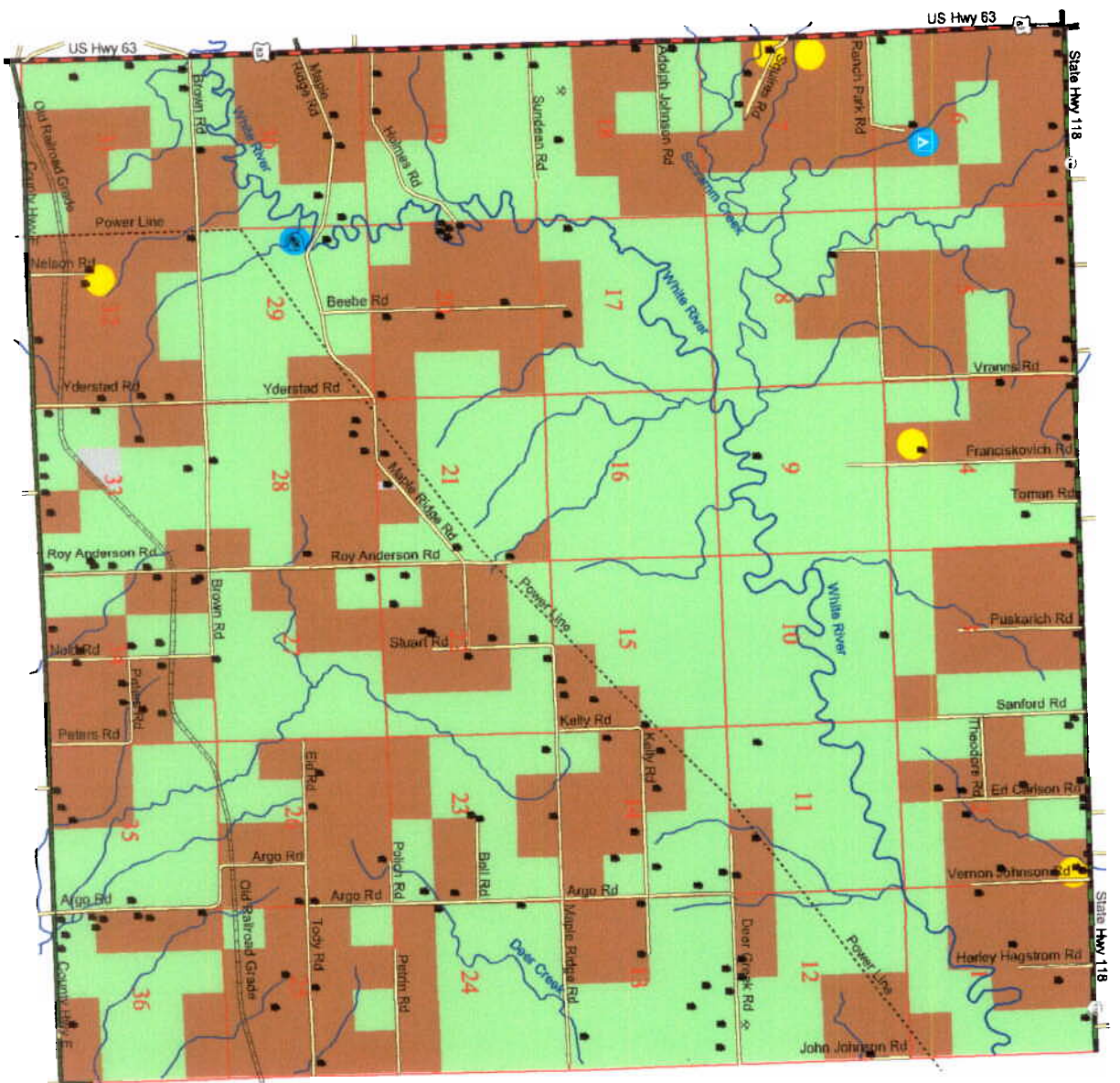
### Power Lines

This category includes only the large power line that cuts across the Town.

### Recreational

The recreational category includes the White River boat launch, the snowmobile/ATV trails, and Ranch Park within the Town.

The current land use map that was derived from these categories can be found on the next page.



# Town of Kelly

## Proposed Land Use

**LEGEND**

**Land Use Categories**

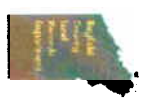
- Agricultural
- Commercial/Industrial
- Municipal
- Recreational
- Woodland

**Roads**

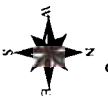
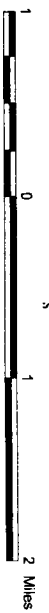
- Federal
- State
- County
- Town

**Other Symbols**

- Boat Landing
- Campground
- Gravel Pit
- Residence
- Old Railroad
- Grade
- Powerline
- Streams
- Sections



This map is intended to depict the generalized land use patterns in the Town of Kelly. This map was compiled courtesy of the Bayfield County Land Records Department in January 2001 (revised February and March 2001), based on information generated and provided by the ad hoc Town of Kelly Land Use Planning Committee.



**TOWN OF KELLY  
LAND USE PLANNING SURVEY**

Please have one person from your residence take a few minutes to give us your household's opinion on a number of Town land use issues by completing this survey and returning it using the enclosed, prepaid envelope. Please return this survey no later than March 13, 2000. This is a confidential survey and it is not necessary to sign your name.

1. Are you a Town of Kelly (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. If you own or rent property in the Town of Kelly, how long have you owned/rented it? (check one)

- less than 5 years     5 to 20 years     more than 20 years

3. Below are listed areas of possible growth in the Town of Kelly. Please check "Yes" for those you'd like to encourage or "No" for those you'd like to discourage. (check all that apply)

<u>YES</u>	<u>NO</u>		<u>YES</u>	<u>NO</u>	
<input type="checkbox"/>	<input type="checkbox"/>	Single family residential	<input type="checkbox"/>	<input type="checkbox"/>	Large scale/factory farms
<input type="checkbox"/>	<input type="checkbox"/>	Multi-family residential, duplexes	<input type="checkbox"/>	<input type="checkbox"/>	Fruit farms
<input type="checkbox"/>	<input type="checkbox"/>	Multi-family residential, apartments	<input type="checkbox"/>	<input type="checkbox"/>	Parks
<input type="checkbox"/>	<input type="checkbox"/>	Condominiums	<input type="checkbox"/>	<input type="checkbox"/>	Public recreational facilities
<input type="checkbox"/>	<input type="checkbox"/>	Low income housing	<input type="checkbox"/>	<input type="checkbox"/>	Home based businesses
<input type="checkbox"/>	<input type="checkbox"/>	Elderly housing	<input type="checkbox"/>	<input type="checkbox"/>	Light (non-polluting) industry
<input type="checkbox"/>	<input type="checkbox"/>	Mobile homes	<input type="checkbox"/>	<input type="checkbox"/>	Heavy industry
<input type="checkbox"/>	<input type="checkbox"/>	Trailer home parks	<input type="checkbox"/>	<input type="checkbox"/>	Commercial, office-type businesses
<input type="checkbox"/>	<input type="checkbox"/>	Traditional farming (e.g. beef, dairy, hay, etc)	<input type="checkbox"/>	<input type="checkbox"/>	Commercial, tourist-related businesses and specialty shops
<input type="checkbox"/>	<input type="checkbox"/>	Truck farming	<input type="checkbox"/>	<input type="checkbox"/>	Commercial, convenience businesses and services for Town residents
<input type="checkbox"/>	<input type="checkbox"/>	Hobby farms	<input type="checkbox"/>	<input type="checkbox"/>	Other (please specify) _____
<input type="checkbox"/>	<input type="checkbox"/>	Alternative agriculture (e.g. herbs, flowers, etc)			_____

4. If you indicated in #3 that you favor light industrial (non-polluting) development in the Town, where would you most like it to occur? (please specify)

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5. If you indicated in #3 that you favor heavy industrial development in the Town, where would you most like it to occur? (please specify)

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6. If you indicated in #3 that you favor commercial development in the Town, where would you most like it to occur? (please specify)

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7. Is the preservation of farmland in the Town important? (circle one)  
Yes No No opinion

8. Should farmland be allowed to be divided/subdivided for development purposes? (circle one)  
Yes No No opinion

9. "Clustering" is the grouping of structures on larger acreage with a common driveway link to main road, which will conserve open space. Do you favor the "clustering" of development? (circle one)  
Yes No No opinion

10. Single family residential development throughout the Town should be required to have a: (check one)  
 Minimum of one acre                       Minimum of 35 acres  
 Minimum of five acres                       Other size: \_\_\_\_\_ acres (please specify)  
 Minimum of ten acres                       No acreage requirement  
 Minimum of 20 acres

11. Please circle the opinion that most closely reflects your view on the following statement. (circle one)  
People should be able to do whatever they want with land they own or purchase, even if it may negatively impact the surrounding area.  
Strongly Agree      Agree      Neutral      Disagree      Strongly Disagree

12. Please circle the opinion that most closely reflects your view on the following statement. (circle one)  
Town government has the responsibility to protect the interests of property owners within the entire community.  
Strongly Agree      Agree      Neutral      Disagree      Strongly Disagree

13. Should the Town of Kelly set specific standards for business advertising signs and billboards, such as where they can be located, their size, and maintenance requirements? (Circle one)  
Yes No No opinion

14. Do you favor additional sand and gravel pits operating in the Town of Kelly? (circle one)  
Yes No No opinion

15. A. Should the natural beauty of the Town's roadways and scenic views be preserved? (circle one)  
Yes No No opinion

B. If yes, which of the following approaches do you favor? (check all that apply)  
 Forest buffers                       Vegetative screening  
 Sign ordinance                       Architectural design guidelines  
 Structure setback requirements                       Other (please specify) \_\_\_\_\_  
\_\_\_\_\_

16. Do you feel it is important to protect the water resources in the Town of Kelly? (circle one)  
Yes No No opinion

17. A. Do you feel there is a concern with maintaining the quality of water resources (e.g., surface waters, groundwater) in the Town of Kelly? (circle one)  
                     Yes                                    No                                    No opinion
- B. If yes, what is your concern with the Town's water resources? (please specify)  
 \_\_\_\_\_  
 \_\_\_\_\_
18. A. Do you favor development along the White River? (circle one)  
                     Yes                                    No                                    No opinion
- B. If yes, what type? (please specify) \_\_\_\_\_  
 \_\_\_\_\_
- C. If no, why? (please specify) \_\_\_\_\_  
 \_\_\_\_\_
19. A. Do you favor the siting of a commercial landfill in the Town of Kelly? (circle one)  
                     Yes                                    No                                    No opinion
- B. Do you favor the siting of a residents-only landfill in the Town of Kelly? (circle one)  
                     Yes                                    No                                    No opinion
20. Do you feel it is important to encourage management for a healthy forest/woodland in the Town of Kelly? (circle one)  
                     Yes                                    No                                    No opinion
21. Do you favor the installation of communication towers within the Town of Kelly? (circle one)  
                     Yes                                    No                                    No opinion
22. Do you favor additional utility development (e.g., high power lines, pipelines) in the Town of Kelly? (circle one)  
                     Yes                                    No                                    No opinion
23. Please rate the following local government services? (circle one for each service)
- |                           |           |      |      |      |            |
|---------------------------|-----------|------|------|------|------------|
| a. Road Maintenance       | Excellent | Good | Fair | Poor | No opinion |
| b. Snow Plowing           | Excellent | Good | Fair | Poor | No opinion |
| c. Fire Protection        | Excellent | Good | Fair | Poor | No opinion |
| d. Emergency Medical      | Excellent | Good | Fair | Poor | No opinion |
| e. Solid Waste/Recycling  | Excellent | Good | Fair | Poor | No opinion |
| f. General Administration | Excellent | Good | Fair | Poor | No opinion |
24. Have Town officials been responsive to your needs? (circle one)  
                     Yes                                    No                                    No opinion
25. Do you feel that the Town Board provides adequate information on Town issues? (circle one)  
                     Yes                                    No                                    No opinion
26. What is the most effective way that the Town Board can provide information to its residents? (check one)
- |  |                                    |
|--|------------------------------------|
| _____ Town Board meetings                  | _____ Town newsletter              |
| _____ Separate public information meetings | _____ Other (please specify) _____ |
| _____ Direct mail fact sheets              | _____                              |

27. If a Town newsletter were developed, how often should it be distributed? (circle one)

Monthly  
Quarterly  
Once per year

Twice per year  
Only when major town issues arise  
Other (please specify) \_\_\_\_\_

28. What is your age? (check one)

\_\_\_\_\_ 18 - 24  
\_\_\_\_\_ 25 - 34  
\_\_\_\_\_ 35 - 44

\_\_\_\_\_ 45 - 54  
\_\_\_\_\_ 55 - 64

\_\_\_\_\_ 65 - 74  
\_\_\_\_\_ 75 or older

29. What is your primary occupation? (check one)

\_\_\_\_\_ Agriculture/Farming  
\_\_\_\_\_ Construction  
\_\_\_\_\_ Manufacturing  
\_\_\_\_\_ Utilities  
\_\_\_\_\_ Wholesale Trade  
\_\_\_\_\_ Retail Trade  
\_\_\_\_\_ Finance, Insurance or Real Estate

\_\_\_\_\_ Other Service Occupation  
\_\_\_\_\_ Government  
\_\_\_\_\_ Education  
\_\_\_\_\_ Homemaker  
\_\_\_\_\_ Other Professional  
\_\_\_\_\_ Retired  
\_\_\_\_\_ Other (please specify) \_\_\_\_\_

30. Do you have any other comments relating to land use issues that you wish to make? (please specify)

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Thank you for completing your survey. Please return your survey in the prepaid envelope provided by March 13, 2000.

## **GOALS AND OBJECTIVES**

**GOAL:** Preserve the productive farmland in the Town of Kelly.

- Identify the productive agricultural land.
- Support traditional farming practices throughout the Town.
- Encourage the development of truck farming, hobby farms, alternative agriculture and fruit farms.
- Discourage the development of large scale/factory farms.
- Promote erosion control through soil conservation practices.
- Encourage residential development that does not encroach on our agricultural land.

**GOAL:** Protect the natural resources and scenic beauty of the Town of Kelly.

- Adopt an ordinance for signs and billboards.
- Encourage the use of forest buffers along roadways.
- Support the Bayfield County structure setback requirements in order to preserve scenic roadways.
- Support the State of Wisconsin - Department of Natural Resources structure setback requirements along our pristine waterways.
- Support sound conservation practices along waterways to prevent erosion.
- Encourage forest management that will promote healthy woodlands.
- Encourage practices that protect the drinking water quality of the Town.
- Discourage development along the Town's scenic waterways.

**GOAL:** Encourage non-polluting industry and businesses in the Town.

- Support home-based businesses.
- Allow development of light, non-polluting industry in appropriate areas of the Town.
- Discourage heavy industry in the Town.
- Discourage commercial landfills in the Town.

**GOAL:** Encourage residential development that is compatible with the rural character of the community.

- Discourage the development of trailer home parks, condominiums and multi-family residential structures.
- Encourage single family residences.
- Maintain a minimum of five (5) acres for home lot sizes.

## **IMPLEMENTATION**

Although the Town of Kelly's land use plan is an advisory document, achievement of the goals and objectives requires implementation through a variety of tools. Some tools are regulatory and others are non-regulatory. Implementation of the plan is also dependent on government officials following the plan as a guide when making decisions affecting development in the Town of Kelly. Citizens and developers must also be aware of the plan and work cooperatively to meet the plan's goals and objectives.

The following recommendations are made to aid the implementation of the Town of Kelly Land Use Plan:

**Town Decision Making** The Town Board should adopt the plan, and use it as a guide in decisions that affect development in the Town.

**County Decision Making** The Bayfield County Board of Supervisors, County Zoning Committee and County Zoning Administrator should all be aware of the Town's land use plan and use it as a guide when making decisions involving development in the Town.

**Zoning Ordinance** The Bayfield County Zoning Ordinance, which regulates the type and location of various land uses, should be reviewed and revised, if necessary, to insure consistency with the Town's land use plan.

**Subdivision Ordinance** The Bayfield County Subdivision Control Ordinance, which regulates and controls the division and subdivision of land, should be reviewed and revised, if necessary, to insure consistency with the Town's land use plan.

**Citizen Participation and Education** Encourage citizen awareness of the plan by making copies of the plan readily available, by hosting public information meetings, and by utilizing local media.

**Site Plan and Design Review** The review of a potential development's plan and design is useful to encourage citizens' and developers' cooperation in following the guidelines of the Town's land use plan. Areas of review may include, but are not limited to, avoiding development of prime agriculture land, use of forest buffers on roadways, supporting erosion prevention practices along waterways, avoiding development along scenic waterways, avoiding development of trailer home parks, condominiums and multi-family residential structures, and maintaining a minimum of five (5) acre home lot size.

**Ordinance Adoption** Adopt Town ordinances to regulate size and placement of signs.

**APPENDIX I**  
**TOWN OF KELLY**  
**Mason, WI 54856**

February 23, 2000

RE: Community Survey

Dear Town of Kelly Property Owners and Renters:

Perhaps you are aware that the Town of Kelly is in the process of creating a proposal regarding long term growth in our township. Over the last several months the Land Use Planning Committee has drafted the enclosed survey in order to find out what each person of the Town of Kelly sees for our future on a wide range of topics, including farmland preservation, residential construction and industrial development. We'll use the information you provide to determine the direction our township will take when addressing these issues.

But we can't make a balanced plan without your input. That's why it's so important for you to take a few minutes to complete the survey enclosed. Every survey we receive gives us a clearer understanding of what individual citizens and the community as a whole want their home to be like in the years to come. Please be assured that this is a confidential survey and your name is not required. We ask that one person from your residence take time to complete the survey and return it in the self-addressed, stamped envelope by **March 13, 2000**.

After the final results are compiled the committee will draft a proposed Land Use Plan. We'll be scheduling a public hearing for your continued input this spring.

Thank you for completing the survey. This is one way we can all invest in the future of the Town of Kelly.

Sincerely,

Ronald R. Hellstrom  
Town Board Chairman

## APPENDIX II

### TOWN OF KELLY LAND USE PLANNING COMMITTEE MASON, WI 54856

November 10<sup>th</sup>, 2000

RE: Survey Results

Dear Town of Kelly Property Owners and Renters:

The Town of Kelly is in the process of developing a plan that is hoped to be used as a tool to guide future Town growth and development. An important part of this process was to include the ideas, input and concerns of the entire community. With that in mind, the Town of Kelly Land Use Planning Committee prepared a survey and distributed it to all property owners in the Town. A total of 127 completed surveys were returned out of the 274 of surveys that were sent out.

Among the survey results, the following findings stood out:

- 86% favored single family residential growth in the Town
- 66% opposed multi-family apartments
- 68% opposed condominiums
- 69% opposed trailer home parks
- 84% favored traditional farming
- 62% favored truck farming
- 79% favored hobby farms
- 84% favored alternative agricultural practices
- 78% favored fruit farms
- 74% favored home based businesses
- 61% opposed heavy industry
- 76% felt that preservation of farmland in the Town is important
- 72% thought that the Town should set specific standards for advertising signs and billboards
- 77% thought that the natural beauty of the Town's roadways and scenic views should be preserved, and that forest buffers and sign ordinances and structure setback requirements were appropriate approaches
- 89% felt that it is important to protect the water resources in the Town
- 76% do not favor siting a commercial landfill in the Town

The survey was one step of many in developing a Land Use Plan for the Town. From the survey results, and significant findings that were present, the Committee is working on developing goals and objectives for the plan. The first draft of the land use plan will be presented to the public for further input. Once this is completed, and necessary modifications are made, the plan will be presented to the Kelly Town Board for approval, and then to the Bayfield County Board. It is important to note that this plan is intended to be used only as a guide for Town officials to make sound decisions based on what the community would like to see for future growth and land use of the Town.

Please feel free to contact me at 746-2059, or Carl Peters at 765-4741, if you have any questions. Thank you for taking the time to take part in the future of the Town of Kelly.

Sincerely,

Carrie Linder  
Land Use Planning Committee Vice Chairperson

## APPENDIX III

### TOWN OF KELLY LAND USE SURVEY RESULTS

	<u>Total</u>	<u>Percent</u>
1. Are you a Town of Kelly		
Year Round Resident Owner	73	57.5
Year Round Resident Renter	3	2.4
Seasonal Resident Renter	8	6.3
Seasonal Resident Owner	0	0.0
Non-resident Property Owner	43	33.8
2. If you own or rent property in the Town of Kelly, how long have you owned/rented it?		
Less than 5 years	12	9.4
5 to 20 years	53	41.7
More than 20 years	59	46.5
No Response	3	2.4
3. Below are listed areas of possible growth in the Town of Kelly. Please check "yes" for those you'd like to encourage or "no" for those you'd like to discourage.		
- Single Family Residential		
Yes	106	83.5
No	9	7.1
No Response	12	9.4
- Multi-family residential, duplexes		
Yes	33	26.0
No	67	52.8
No Response	27	21.2
- Multi-family residential, apartment		
Yes	19	15.0
No	83	65.3
No Response	25	19.7
- Condominiums		
Yes	18	14.2
No	86	67.7
No Response	23	18.1
- Low Income Housing		
Yes	41	32.3
No	63	49.6
No Response	23	18.1
- Elderly Housing		
Yes	57	44.9
No	47	37.0
No Response	23	18.1
- Mobile Homes		
Yes	37	29.1
No	66	52.0
No Response	24	18.9

- Trailer Home Parks	Yes	18	14.2
	No	87	68.5
	No Response	22	17.3
- Traditional Farming	Yes	107	84.3
	No	6	4.7
	No Response	14	11.0
- Truck Farming	Yes	79	62.2
	No	29	22.8
	No Response	19	15.0
- Hobby Farms	Yes	100	78.8
	No	5	3.9
	No Response	22	17.3
- Alternative Agriculture	Yes	107	84.3
	No	6	4.7
	No Response	14	11.0
- Large Scale/Factory Farms	Yes	30	23.6
	No	73	57.5
	No Response	24	18.9
- Fruit Farms	Yes	99	78.0
	No	4	3.1
	No Response	24	18.9
- Parks	Yes	73	57.5
	No	36	28.3
	No Response	18	14.2
- Public Recreational Facilities	Yes	62	48.8
	No	40	31.7
	No Response	25	19.7
- Home Based Businesses	Yes	94	74.0
	No	9	7.1
	No Response	24	18.9
- Light Industry	Yes	75	59.1
	No	29	22.8
	No Response	23	18.1
- Heavy Industry	Yes	23	18.1
	No	78	61.4
	No Response	26	20.5
- Commercial, Office Type Bus.	Yes	53	41.7
	No	47	37.0
	No Response	27	21.3
- Comm. Tourist Related & Spec.	Yes	53	41.7
	No	46	36.2
	No Response	28	22.1

- Comm. Conven. & Services	Yes	65	51.2
	No	30	23.6
	No Response	32	25.2
- Other	Yes	6	4.7
	No	1	0.8
	No Response	120	94.5

4. If you indicated in #3 that you favor light industrial (non-polluting) development in the Town, where would you most like it to occur?

On major roads/highways - County E, Hwy. 118 or U.S. Hwy. 63 (27)

Anywhere (12)

Away from creeks, rivers and waterways (3)

In areas where there aren't residents (2)

5. If you indicated in #3 that you favor heavy industrial development in the Town, where would you most like it to occur?

On major roads/highways - County E, Hwy. 118 or U.S. Hwy. 63 (6)

Anywhere (8)

Away from creeks, rivers and waterways (1)

Not near residential areas (1)

6. If you indicated in #3 that you favor commercial development in the Town, where would you most like it to occur?

On major roads/highways - County E, Hwy. 118 or U.S. Hwy 63 (19)

Anywhere (13)

Away from sensitive area such as river or wetlands (2)

Away from residences (2)

7. Is the preservation of farmland in the Town important?

Yes 97 76.4

No 11 8.7

No Opinion 13 10.2

No Response 6 4.7

8. Should farmland be allowed to be divided subdivided for development purposes?

Yes 54 42.5

No 46 36.2

No Opinion 16 12.6

No Response 11 8.7

9. Do you favor the "clustering" of development?

Yes 61 48.0

No 38 29.9

No Opinion 20 15.8

No Response 8 6.3

10. Single family residential development throughout the town should be required to have a:

Minimum of 1 acre	19	15.0
Minimum of 5 acres	61	48.0
Minimum of 10 acres	13	10.2
Minimum of 20 acres	9	7.1
Minimum of 35 acres	3	2.4
Other Size	5	3.9
No acreage requirement	11	8.7
No Response	6	4.7

11. People should be able to do whatever they want with land they own or purchase, even if it may negatively impact the surrounding area.

Strongly Agree	10	7.9
Agree	18	14.2
Neutral	16	12.6
Disagree	48	37.8
Strongly Disagree	32	25.2
No Response	3	2.3

12. Town government has the responsibility to protect the interests of property owners within the entire community

Strongly Agree	20	15.8
Agree	73	57.5
Neutral	17	13.4
Disagree	8	6.3
Strongly Disagree	4	3.1
No Response	5	3.9

13. Should the Town of Kelly set specific standards for business advertising signs and billboards, such as where they can be located, their size, and maintenance requirements?

Yes	92	72.4
No	21	16.5
No Opinion	11	8.7
No Response	3	2.4

14. Do you favor additional sand and gravel pits operating in the Town of Kelly?

Yes	51	40.2
No	36	28.3
No Opinion	32	25.2
No Response	8	6.3

15A. Should the natural beauty of the Town's roadways and scenic views be preserved?

Yes	98	77.1
No	7	5.5
No Opinion	11	8.7
No Response	11	8.7

15B. If yes, which of the following approaches do you favor?

Forest Buffers	73	57.5
Sign Ordinance	69	54.3
Structure Setback		
Requirements	70	55.1
Vegetative Screening	46	36.2
Arch. Design		
Guidelines	27	21.2
Other	6	4.7

16. Do you feel it is important to protect the water resources in the Town of Kelly?

Yes	113	89.0
No	2	1.6
No Opinion	3	2.3
No Response	9	7.1

17A. Do you feel there is a concern with maintaining the quality of water resources in the Town of Kelly?

Yes	65	51.2
No	29	22.8
No Opinion	25	19.7
No Response	8	6.3

18A. Do you favor development along the White River?

Yes	34	26.8
No	71	55.9
No Opinion	17	13.4
No Response	5	3.9

19A. Do you favor the siting of a commercial landfill in the Town of Kelly?

Yes	8	6.3
No	97	76.4
No Opinion	14	11.0
No Response	8	6.3

19B. Do you favor the siting of a residents-only landfill in the Town of Kelly?

Yes	73	57.5
No	28	22.0
No Opinion	19	15.0
No Response	7	5.5

20. Do you feel it is important to encourage management for a healthy forest/woodland in the Town of Kelly?

Yes	93	73.2
No	14	11.0
No Opinion	12	9.5
No Response	8	6.3

21. Do you favor the installation of communication towers within the Town of Kelly?

Yes	36	28.3
No	51	40.2
No Opinion	32	25.2
No Response	8	6.3

22. Do you favor additional utility development in the Town of Kelly?

Yes	31	24.4
No	54	42.5
No Opinion	31	24.4
No Response	11	8.7

24. Have Town officials been responsive to your needs?

Yes	50	39.4
No	9	7.1
No Opinion	53	41.7
No Response	15	11.8

25. Do you feel that the Town Board provides adequate information on Town issues?

Yes	42	33.1
No	35	27.6
No Opinion	36	28.3
No Response	14	11.0

26. What is the most effective way that the Town Board can provide information to its residents?

Town Board Meetings	26	20.5
Separate Public Info.		
Meetings	4	3.1
Direct Mail Fact Sheets	50	39.4
Town Newsletter	70	55.1
Other	8	6.3

27. If a Town newsletter were developed, how often should it be distributed?

Monthly	13	10.2
Quarterly	51	40.2
Once Per Year	9	7.1
Twice Per Year	21	16.5
Only When Major Issues Arise	16	12.6
Other	2	1.6
No Response	15	11.8

28. What is your age?

18 - 24	2	1.6
25 - 34	11	8.7
35 - 44	22	17.3
45 - 54	35	27.5
55 - 64	22	17.3
65 - 74	25	19.7
75 or older	9	7.1
No Response	1	0.8

30. Do you have any other comments relating to land use issues that you wish to make?

Protect the White River (4)

Blacktop some Town roads (primarily Maple Ridge Road) (4)

## APPENDIX IV

### **REFERENCES**

U. S. Census Bureau  
WI Department of Natural Resources  
WI Department of Workforce Development  
WI Department of Administration  
WI Department of Revenue  
UW-Extension Office  
County Land Conservation Office