

# **CHAPTER 5**

## **LAND USE**

### **Introduction**

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

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

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

### **Land Use vs. Zoning**

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

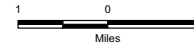
Zoning is a system of classifications and regulations which designate the permitted uses of land. A zoning map shows which zoning classifications are assigned to a parcel of land (see *Map 5-1*). The zoning code is the written regulation which describe minimum lot sizes, permitted uses, setbacks, etc.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

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

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

# Town of Barnes Zoning Districts

Map 5-1



T46N  
T45N

T45N  
T44N

T44N  
T43N

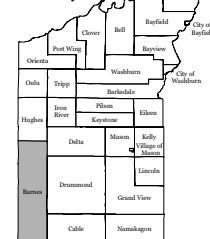
## County Zoning Districts

- (R1) - Residential - 1
- (R2) - Residential - 2
- (R3) - Residential - 3
- (R4) - Residential - 4
- (C) - Commercial
- (I) - Industrial
- (F1) - Forestry - 1
- (F2) - Forestry - 2
- (A1) - Agricultural - 1
- (A2) - Agricultural - 2
- (W) - Conservancy
- (R-RB) - Residential - Recreational Business

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

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

## Bayfield County



The Zoning Districts portrayed on this map were derived from the Official Bayfield County Zoning District Map maintained by the Zoning Department. Bayfield County makes no warranty with respect to accuracy or completeness of this map and assumes no liability for its use or misuse. This map was last updated on November 1, 2006.

## **Land Use Classifications**

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

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

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

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

## **Existing Land Use Acreages**

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

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

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

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

Table 5-1 Land Use Totals		
Existing Land Use 2005	Approximate Acres	Percent
Town of Barnes	79,523	100.00%
County Forest	38,684	48.6%
Private Forest	28,554	35.9%
Residential	7,047	8.9%
Municipal/Institutional	407	0.5%
Other Forests	379	0.5%
Commercial	353	0.4%
Agricultural	284	0.4%
Parks and Recreation	75	0.1%
Industrial	0	0.0%
Water/Right of Way	3,740	4.7%

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

## **Existing Land Use Patterns**

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

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

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

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

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

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

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

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

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

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

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

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

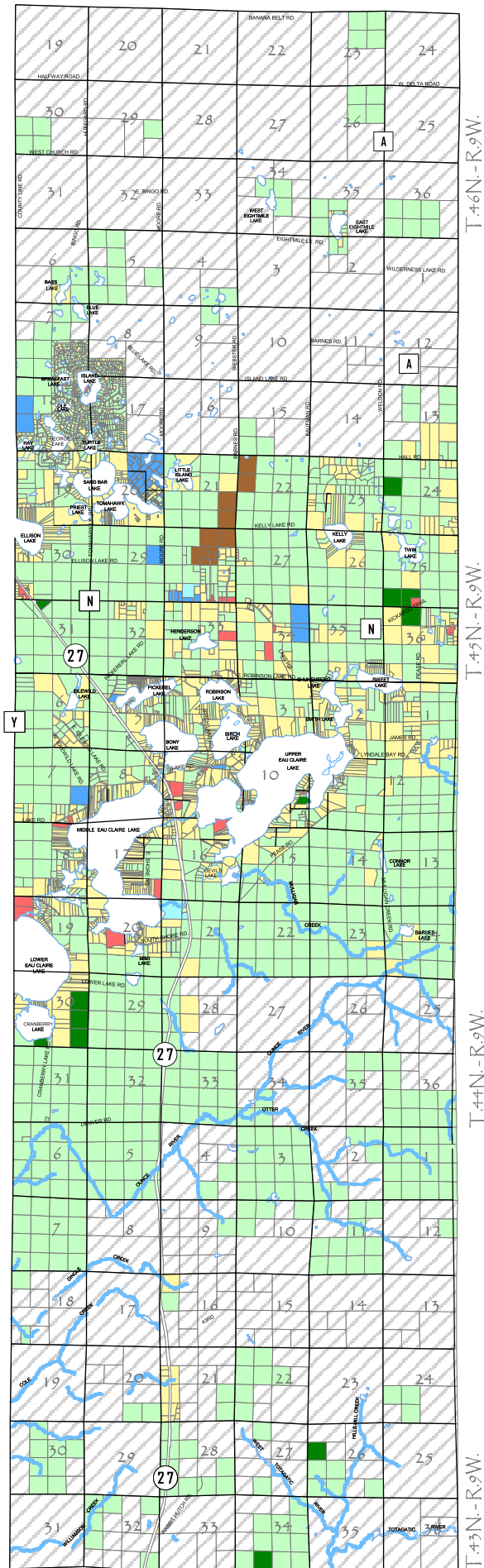
**Parks/Recreation:** Parks and recreation uses are found at the Tomahawk Park on Tomahawk Lake and Barnes Town Park located behind the Town Hall on County Highway N. Boat landings are located on Tomahawk, Robinson, Pickerel, Upper, Middle, and Lower Eau Claire Lakes.

# TOWN OF BARNES

Bayfield County, Wisconsin

## EXISTING LAND USE

Map 5-2



### GENERAL LAND USES

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

# TOWN OF BARNES

Bayfield County, Wisconsin

## EXISTING LAND USE

(NORTHERN AREA)

Map 5-3

### GENERAL LAND USES

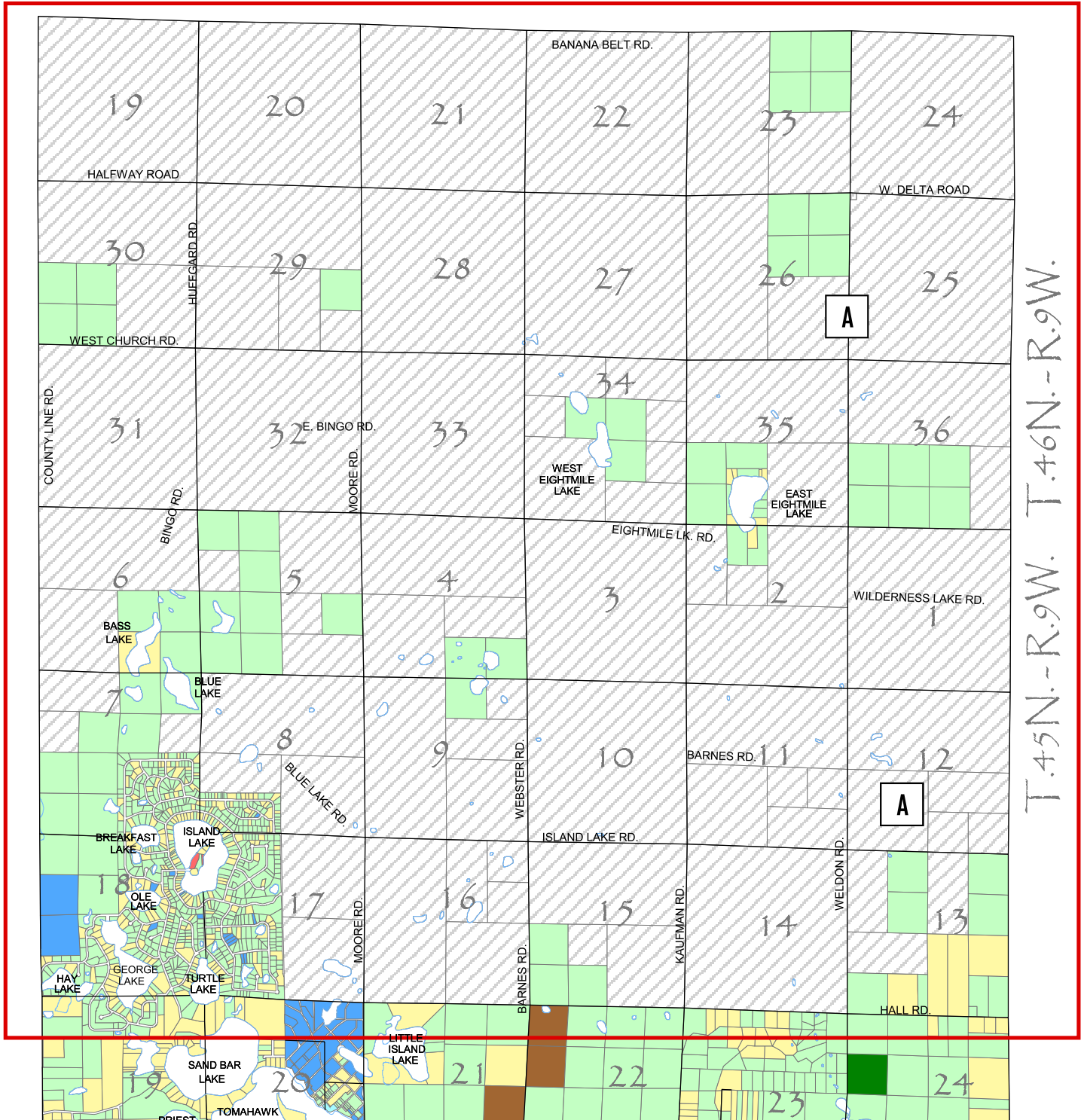
- RESIDENTIAL
- COMMERCIAL
- MUNICIPAL/INSTITUTIONAL
- AGRICULTURE
- COUNTY FOREST
- PRIVATE FOREST
- OTHER FORESTS
- PARKS/RECREATIONAL



0.5 0 0.5 Miles



Northern Area Boundary



T.45N.-R.9W. T.46N.-R.9W.



# TOWN OF BARNES

Bayfield County, Wisconsin

## EXISTING LAND USE

(MIDDLE AREA)

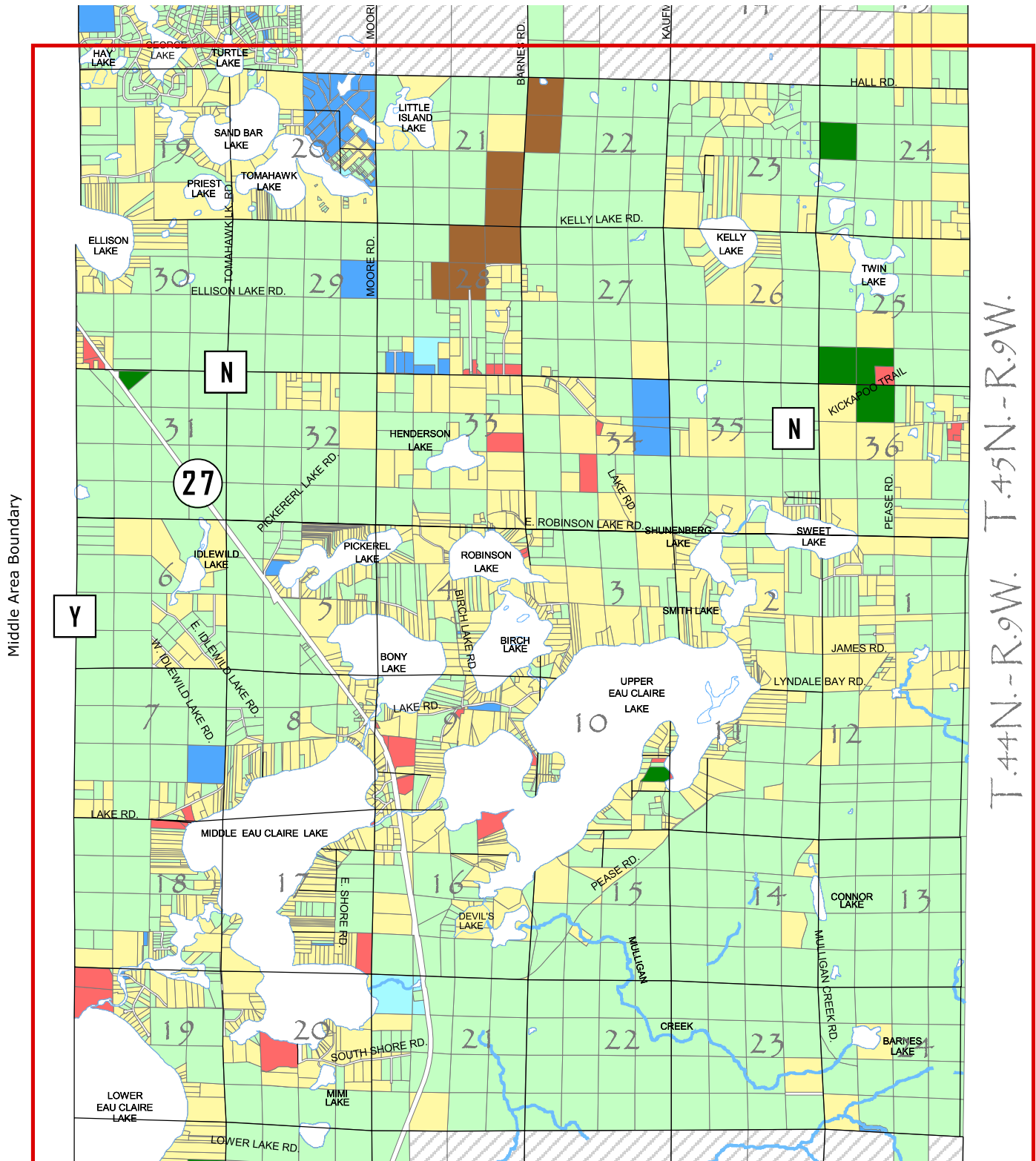
Map 5-4

### GENERAL LAND USES

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



0.5 0 0.5 Miles





# TOWN OF BARNES

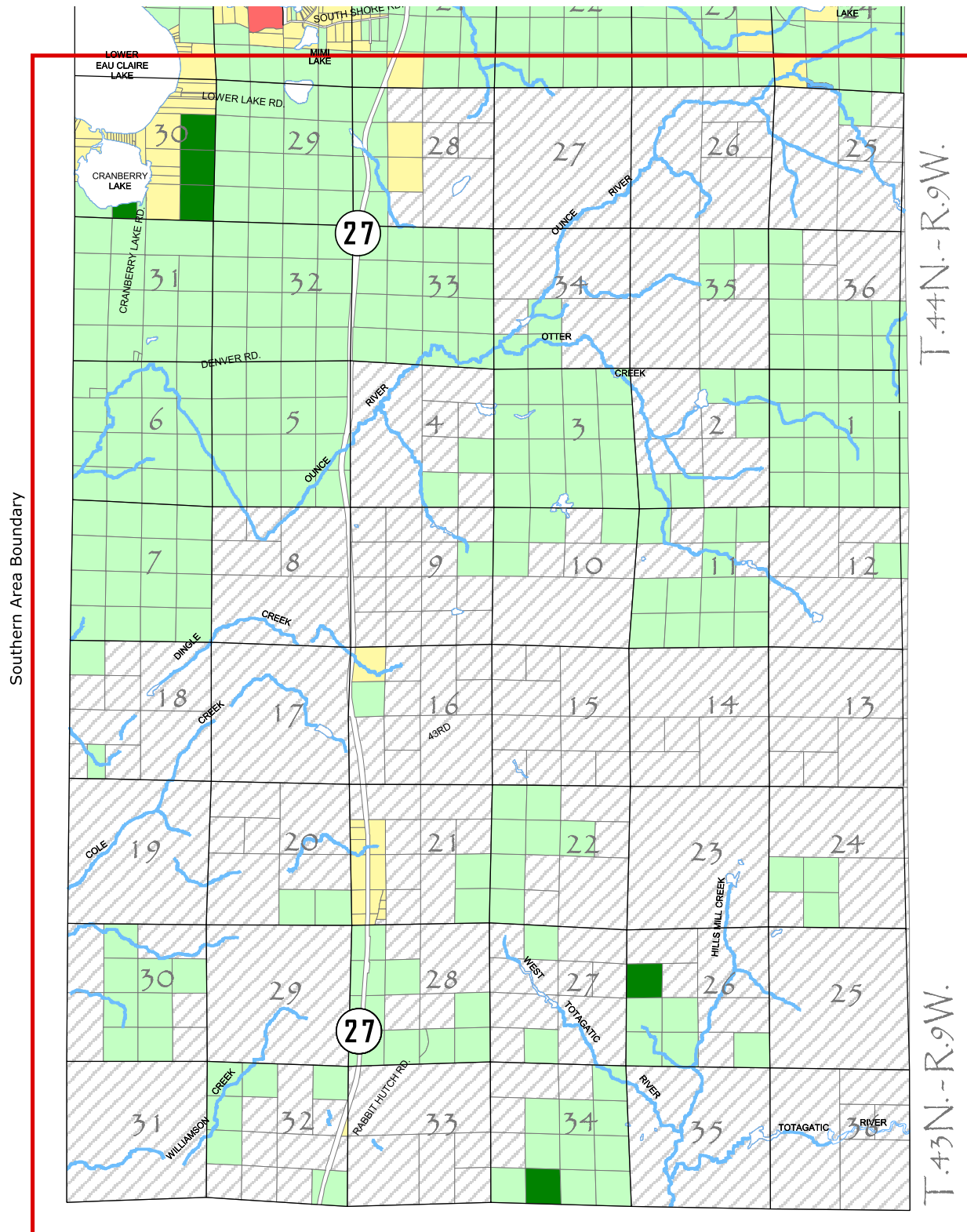
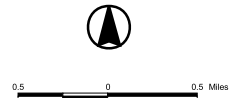
Bayfield County, Wisconsin

## EXISTING LAND USE

(SOUTHERN AREA)

Map 5-5

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



## **Influences on Land Use Patterns**

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

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

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

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

## **Land Values**

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

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

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

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

Table 5-2 Town of Barnes Tax Assessment

**Town of Barnes, Land Use Classifications and Tax Assessment**

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

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

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

## **Community Survey and Citizen Advisory Board Results**

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

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

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

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

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

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

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

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

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

- |               |              |
|---------------|--------------|
| 1. Yes        | <b>47.4%</b> |
| 2. No         | <b>21.6%</b> |
| 3. No opinion | <b>25.5%</b> |

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

- |               |              |
|---------------|--------------|
| 1. Yes        | <b>95.6%</b> |
| 2. No         | <b>2.0%</b>  |
| 3. No Opinion | <b>2.1%</b>  |

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

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

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

What are the strengths of the Town of Barnes?

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

What area of the Town of Barnes needs improvement?

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

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

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

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

## **Occupied and Seasonal Housing Units**

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

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

Table 5-3 Population Projections

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

Source: \*2000 population is actual population.

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

Table 5-4 Occupied Housing Unit Needs

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

Source: 2000 U.S. Census, Cedar Corporation

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

Table 5-5 Seasonal Housing Unit Needs

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

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

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

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

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

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

## **Preferred Future Land Use Patterns**

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **Development Criteria**

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

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

# TOWN OF BARNES

Bayfield County, Wisconsin

## PREFERRED FUTURE LAND USE

(NORTHERN AREA)

Map 5-6

### GENERAL LAND USES

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

### NATURAL LIMITATIONS

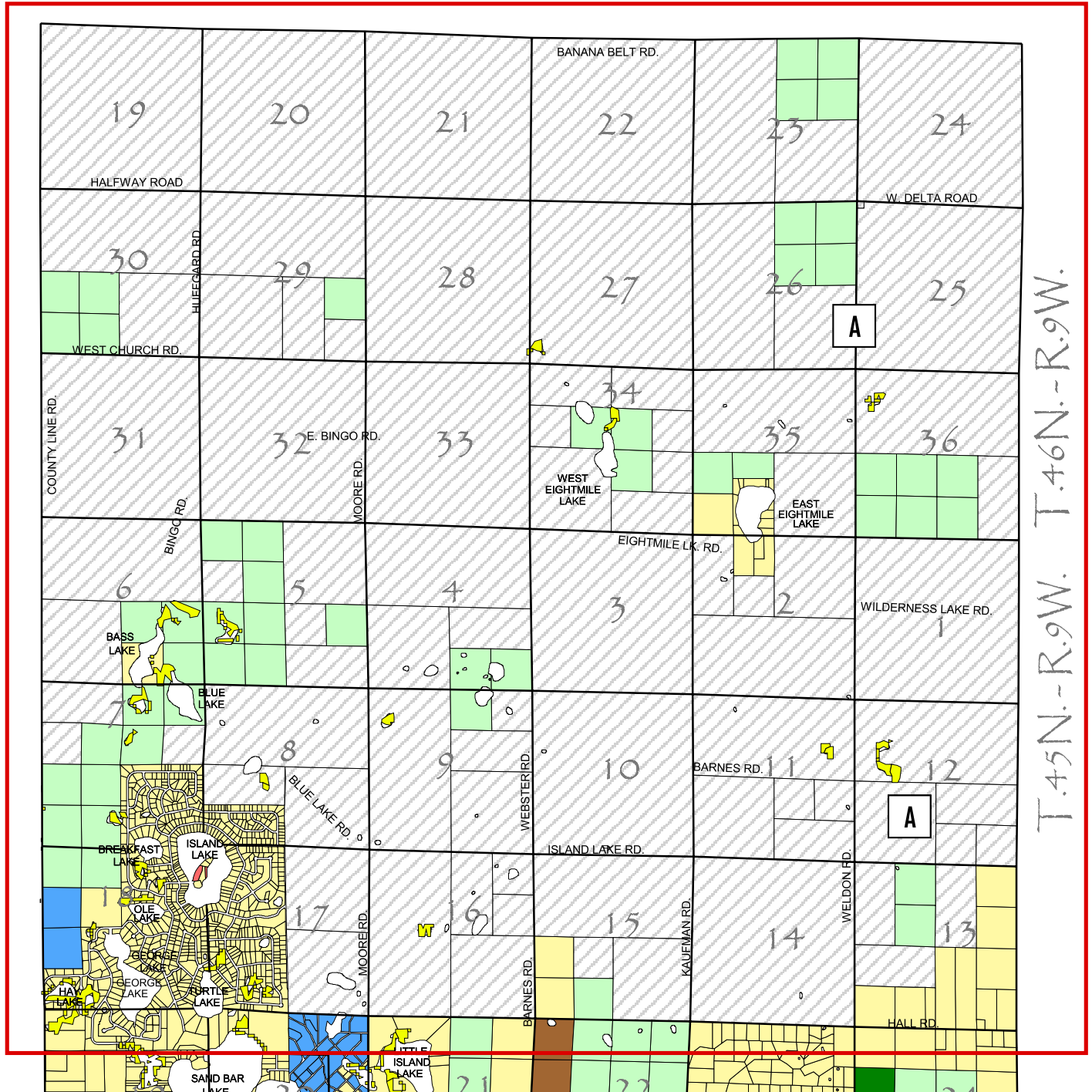
- WETLAND AND FORESTED WETLANDS



0.5 0 0.5 Miles



Northern Area Boundary



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

# TOWN OF BARNES

Bayfield County, Wisconsin

## PREFERRED FUTURE LAND USE (MIDDLE AREA)

Map 5-7

### GENERAL LAND USES

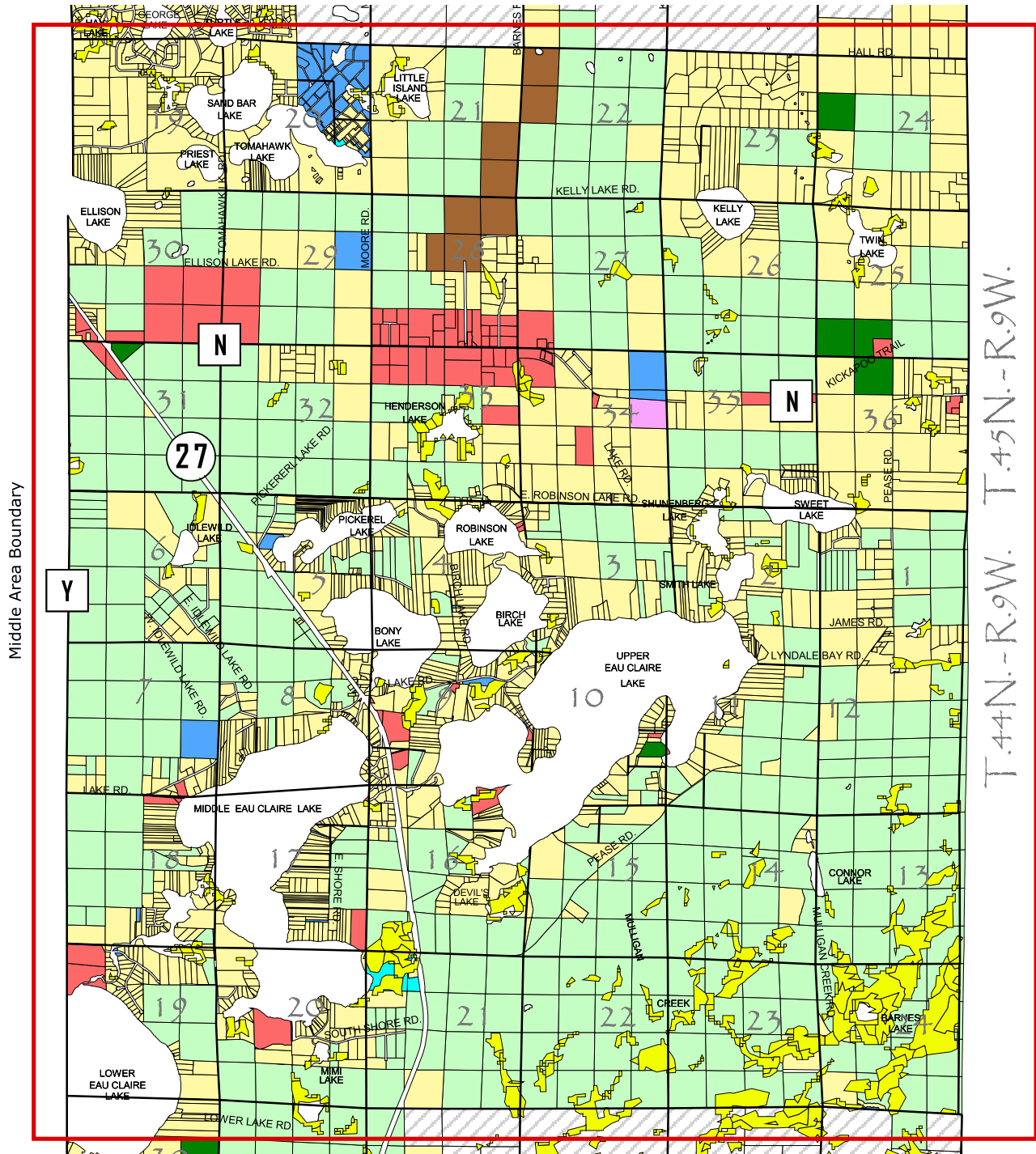
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- MUNICIPAL/INSTITUTIONAL
- AGRICULTURE
- COUNTY FOREST
- PRIVATE FOREST
- OTHER FORESTS
- PARKS/RECREATIONAL

### NATURAL LIMITATIONS

- WETLAND AND FORESTED WETLANDS



0.5 0 0.5 Miles



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

# TOWN OF BARNES

Bayfield County, Wisconsin

## PREFERRED FUTURE LAND USE

(SOUTHERN AREA)

Map 5-8

### GENERAL LAND USES

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

### NATURAL LIMITATIONS

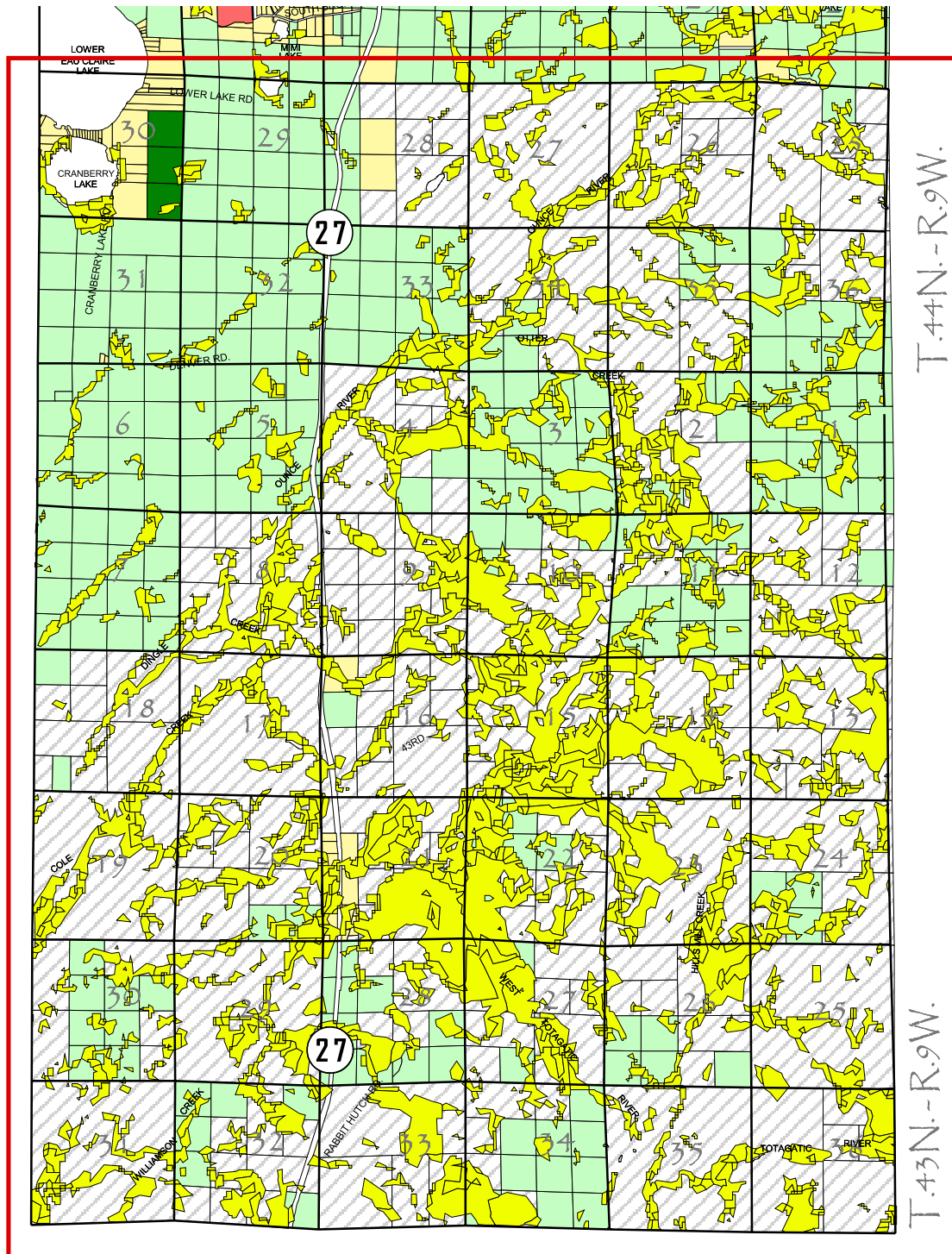
- WETLAND AND FORESTED WETLANDS



0.5 0 0.5 Miles



Southern Area Boundary



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

## **Development Densities**

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

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

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

### **Objectives**

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

### **Policies, Programs, and Actions**

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

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

### **Objectives**

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

### **Policies, Programs, and Actions**

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

**Goal 3:** Avoid land use conflicts.

### **Objectives**

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

### **Policies, Programs, and Actions**

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

**Goal 4:** Support sound agricultural practices.

### **Objectives**

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

### **Policies, Programs, and Actions**

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

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

### **Objectives**

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



### **Policies, Programs, and Actions**

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

**Goal 6:** Preserve large tracts of contiguous forestland.

### **Objectives**

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

### **Policies, Programs, and Actions**

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