

# TOWN OF BARNES COMPREHENSIVE PLAN 2023-2043



# **Town of Barnes Comprehensive Plan 2023-2043**

Prepared by:

**Town of Barnes  
Comprehensive Planning Committee**

Revised and Recommended by:

**Town of Barnes  
Plan Commission**

Adopted by:

**Town of Barnes  
Town Board**

Planning Assistance Provide by:

**Northwest Regional  
Planning Commission**

**TOWN OF BARNES PLAN COMMISSION**

**RESOLUTION # 23-05**

**RECOMMENDING ADOPTION OF THE  
TOWN OF BARNES COMPREHENSIVE PLAN 2023-2043**

**WHEREAS**, §66.1001(4), Wisconsin Statutes, establish the required procedure for a local government to adopt a comprehensive plan, and §66.1001(2) identifies the required nine elements of a comprehensive plan; and

**WHEREAS**, the Town of Barnes Plan Commission has the authority to recommend that the Town Board adopt a "comprehensive plan" under §66.1001(4)(b); and

**WHEREAS**, the town has prepared the *Town of Barnes Comprehensive Plan 2023-2043*, containing all maps, approved comments and changes, and other descriptive materials, to be the comprehensive plan for the Town of Barnes under §66.1001, Wisconsin Statutes; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Barnes Plan Commission hereby recommends the adoption the *Town of Barnes Comprehensive Plan 2023-2042* as the Town of Barnes' comprehensive plan under §66.1001(4); and

**BE IT FINALLY RESOLVED** that the Town of Barnes Plan Commission hereby recommends that the Town Board adopt an ordinance, which will constitute its adoption of the *Town of Barnes Comprehensive Plan 2023-2043* as the Town of Barnes' comprehensive plan.

Approved this 14 day of November, 2023.

  
\_\_\_\_\_  
Seana Frint, Chair  
Town of Barnes Plan Commission

**Town of Barnes  
Bayfield County, Wisconsin**

**Chapter 14**

**ORDINANCE TO ADOPT  
THE TOWN OF BARNES COMPREHENSIVE PLAN 2023-2043**

WHEREAS, Secs. 62.23(2) and (3), Wis. Stats., authorize the Town of Barnes, Bayfield County, Wisconsin to adopt or amend a comprehensive plan as defined in Section 66.1001(I)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Town Board of the Town of Barnes adopted written procedures designed to foster public participation in every stage of the preparation of its comprehensive update as required under Sec. 66.1001(4)(a) of the Wisconsin Statutes; and

WHEREAS, the Town of Barnes Plan Commission, by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled *Town of Barnes Comprehensive Plan 2023-2043*, containing all of the elements specified in Sec. 66.1001(2) of the Wisconsin Statutes; and

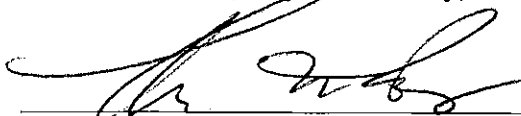
WHEREAS the Town of Barnes has held at least one public hearing on this ordinance, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes; and

NOW THEREFORE, the Town Board of the Town of Barnes, Bayfield County, Wisconsin, does by enactment of this ordinance, formally adopt the document entitled *Town of Barnes Comprehensive Plan 2023-2043*, pursuant to Sec. 66.1001(4)(c) of the Wisconsin Statutes.

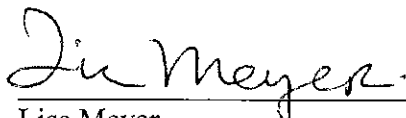
NOW THEREFORE, FURTHERMORE, this ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board as required by law.

Adopted this 19 day of December, 2023.

Town of Barnes, Bayfield County, Wisconsin

  
\_\_\_\_\_, Chair  
Tom Renz

Attestation:

  
\_\_\_\_\_, Clerk-Treasurer  
Lisa Meyer



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# ***INTRODUCTION***

## **Background**

The Town of Barnes is located in the southwest corner of Bayfield County in Northwest Wisconsin (**Map 1-1**). The Town is approximately 80,000 square acres in size and occupies an area of three and a half townships. It is known for its forests, wildlife, and water resources. The area was originally inhabited by Chippewa Indians and small numbers of woodsmen before others began settling in the area by the late 1800s. The Town was created in 1905. Early on, the Town was home to farming and logging activities. Today, area businesses cater to seasonal populations and the harvesting of timber for forest-related products. According to the U.S. Census Bureau, the Town of Barnes had a year-round population of 823 and encompassed 1,417 housing units in the year 2020.

To address the future growth of the Town of Barnes, the Town Board laid the foundation for long-term planning by creating the Town of Barnes Planning Commission.

## **Wisconsin Comprehensive Planning Law**

The Town of Barnes Comprehensive Plan was created in compliance with and under the authority of Wisconsin's Comprehensive Planning Law (Chapter 66.1001).

The law states that a comprehensive plan must contain the following nine elements:

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

The Comprehensive Planning Law required that beginning January 1, 2010, any local governmental action or procedure that affects land use, must be consistent with that government unit's comprehensive plan. Government actions are listed as:

- Official mapping established or amended under s. 62.23(6).
- Local subdivision regulation under s. 236.45 or 236.46.
- County zoning ordinances enacted or amended under s. 59.69.
- City or village zoning ordinances enacted or amended under s. 62.23(7).
- Town zoning ordinances enacted or amended under s. 60.61 or 60.62.
- Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231.

The Comprehensive Planning Law also requires that a local government adopt written procedures that are designed to foster public participation. These adopted written procedures are found in the Appendix.

## **Town of Barnes Identified Issues and Opportunities**

The Town of Barnes conducted a planning session to gain insight into the Town's important issues and opportunities, and to use this insight when addressing the nine elements of the comprehensive plan. To do so, the Town of Barnes answered these three questions:

What are the strengths of the Town of Barnes?

1. Healthy lakes and large tracts of forests
2. Clean air and water
3. Small town atmosphere
4. Municipal services and utility infrastructure
5. Recreation opportunities

What areas of the Town of Barnes need improvement?

1. Lake management
2. The encouragement of planned development that is consistent with the Town's land use plan
3. Coordination between local government and Bayfield County with consistent zoning enforcement
4. Community involvement
5. More diverse businesses

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

1. Promote "small town" atmosphere
2. Maintain high quality air, surface water, groundwater, and forests
3. Clean and accessible lakes
4. Good municipal services and utility infrastructure
5. Continue to promote diverse businesses

## **Overall Comprehensive Planning Goals**

The Comprehensive Plan Update Committee used the identified issues and opportunities to develop overall goals for the Town of Barnes Comprehensive Plan:

- Encourage all development in the Town of Barnes to blend in with the surrounding environment, minimize the impact on the Town's natural resources, and protect the northwoods character of the Town.
- Protect the Town's lakes and natural resources.
- Maintain water quality.
- Encourage commercial and light industry that provide local employment opportunities.

**Northwoods Character**

Throughout the Town of Barnes Comprehensive Plan, the term northwoods character appears several times. The definition of northwoods character is defined in this plan as: “A combination of natural and manmade features that portray the traditional form and preserve the traditional function of the northwoods landscape.”

In the Town of Barnes, northwoods character is manifested in a backdrop of forests and fields, natural features such as creeks, lakes, and wetlands, large tracts of forest, and structures such as churches, cabins, and homes, and the minimization of unnatural light and noise. These physical features support traditional northwoods activities such as logging and outdoor recreation that have been practiced for generations in the Town. Homes in the northwoods are either scattered at low densities or clustered together in small communities surrounded by open space.

# 1. ISSUES AND OPPORTUNITIES

## Introduction

The Issues and Opportunities Element collects and analyzes a wide range of demographic data to identify trends in the Town of Barnes. The information will be used to predict future needs and help guide the future growth of the Town.

## Historical Population

Population can be described as the combination of natural increase and net migration of people. Though its definition is simple, its significance is much more complex. Population is one of the most important components of planning. Its composition can be used to estimate future space needs for various land uses, expansion of community facilities, transportation improvements, economic development, and housing needs.

The Town of Barnes has grown by 264.2%, or 597 permanent residents between 1950 and 2020. During this period, the Town experienced growth in every decade, except for the years 1950-1960 and 1980-1990 (**Table 1-1**).

**Table 1-1: Historical Population**

Year	1950	1960	1970	1980	1990	2000	2010	2020
Population	226	194	311	493	473	610	769	823
% Change	-	(-14.2%)	60.3%	58.5%	(-4.1%)	29.0%	26.1%	7.0%

Source: U.S. Census Bureau

## Population Projections

There are several factors that can affect the growth of population. Births minus deaths give us our natural increase. Employment opportunities, transportation conditions, costs of housing, quality of life, taxes, world events, and the environment can all lead to immigration or emigration.

**Table 1-2** and **Figure 1-1** present five options for projecting the population of the Town of Barnes through the year 2040. The first projection is from the Wisconsin Department of Administration (DOA). In 2013, the DOA released population projections through the year 2040. These projections were based on the 2010 U.S. Census. These DOA population projections predict that the Town of Barnes will have a population of 860 by 2040, an increase of 91 permanent residents.

The second projection is from Northwest Regional Planning Commission (NWRPC) and is based on historical population counts. NWRPC’s projection indicates an increase of 252 permanent residents between the years 2010 and 2040.

The third projection uses an exponential growth percentage. Exponential growth is based on the yearly growth between 2010 and 2020. We are assuming that the trends that led to this growth



will continue. The Town of Barnes grew by 0.70% each year. Using this method, the Town of Barnes would have an additional 28 permanent residents between the years 2010 and 2040.

The fourth projection looks at average historical growth. Since 1950, the Town of Barnes has grown by approximately 85.3 residents every 10 years. This produces a “straight-line” growth projection which predicts an additional 395 permanent residents between the years 2010 and 2040.

Finally, the total average projection takes the average of all the above projections. This results in a population of 961 permanent residents by the year 2040, or an increase of 192 permanent residents between the years 2010 and 2040. It was agreed upon to use the total average projection throughout the comprehensive plan.

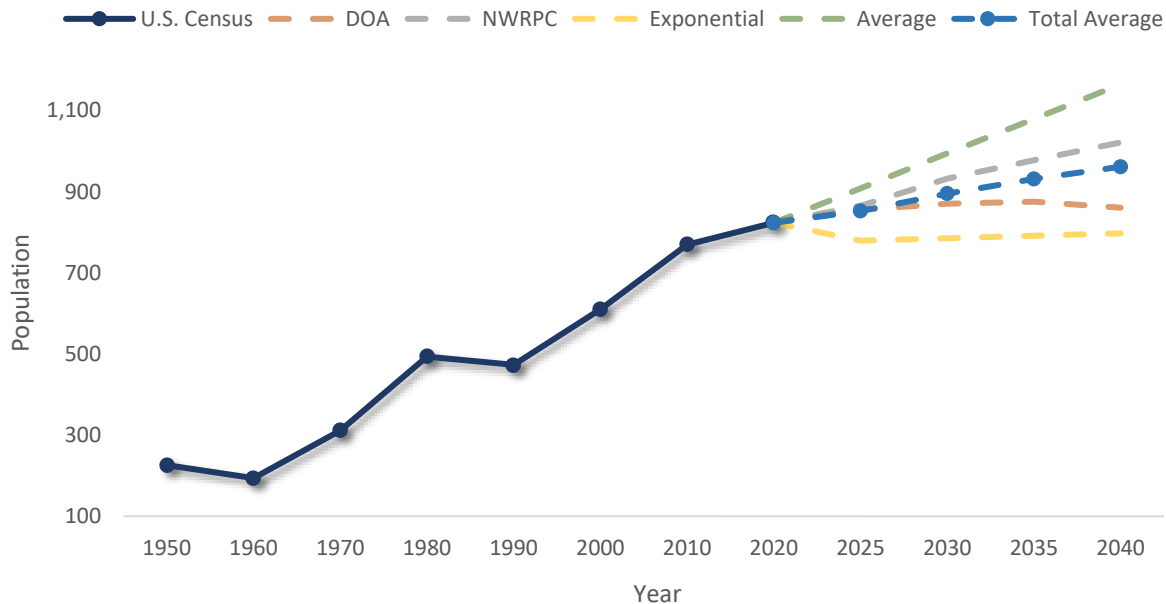
**Table 1-2: Population Projections**

Year	2010*	2020*	2025	2030	2035	2040	% Change
DOA (1)	769	823	855	870	875	860	11.8%
NWRPC (2)	769	823	865	932	977	1,021	32.8%
Exponential (3)	769	823	779	785	791	797	3.6%
Average (4)	769	823	908	994	1,079	1,164	51.4%
Total Average (5)	769	823	852	895	931	961	24.9%

Source: \*U.S. Census Bureau

- (1) Wisconsin Department of Administration
- (2) Northwest Regional Planning Commission
- (3) Exponential yearly growth rate of 0.70%
- (4) Average 10-year increase of 85.3 people
- (5) Averages of projections 1-4

**Figure 1-1: Population Projections**



Source: U.S. Census Bureau, DOA, NWRPC

Seasonal housing and the associated increase in population in the Town of Barnes must also be considered when planning. The increase in population during the spring, summer, and fall can put a heavy demand on parks, the environment, and emergency services, but have no impact on the school district. Throughout the Town of Barnes Comprehensive Plan, we will weigh the effects of the Town’s seasonal population.

It is difficult to determine the intensity of seasonal residences. While some people stay the summer, others may only visit on weekends or during hunting season. Owners of seasonal residences may be empty nesters or bring family and friends. With this in mind, we will assume that between Memorial Day and Labor Day weekends, the Town of Barnes has the potential for an increase in its total population. The American Community Survey 5-Year Estimates 2016-2020 estimated that 70.2% of all housing units in the Town were seasonal, recreational, or occasional use residences.

**Table 1-3: Seasonal Housing Units**

	2016-2020 ACS Estimate	Percent of Total Housing Units
Total Housing Units	1,639	100.0%
Occupied	452	27.6%
Owner-Occupied	413	25.2%
Renter Occupied	39	2.4%
Vacant	1,187	72.4%
Sold, Not Occupied	3	0.2%
For Seasonal, Recreational, or Occasional Use	1,150	70.2%
Other Vacant	34	2.1%

Source: American Community Survey 5-Year Estimates 2016-2020

**Households**

The percentage of households (occupied housing units) that are owner-occupied is very high in the Town (**Table 1-4**). The American Community Survey 5-Year Estimates 2016-2020 estimated the percentage of owner-occupied housing units at 91.4%. In comparison, the percentage of owner-occupied housing units in the State of Wisconsin was 67.0%. Some of the perceived benefits of home ownership are:

- Homeowners are more likely to maintain their property.
- Homeowners are more likely to participate in community-sponsored activities.
- Stronger communities are built.
- Single family homes generate more economic growth.

**Table 1-4: Occupied Housing**

Occupied Housing Units	2016-2020 ACS Estimate	Percent of Total Occupied Housing Units
Total Occupied Housing Units	452	100.0%
Owner-Occupied	413	91.4%
Renter Occupied	39	8.6%

Source: American Community Survey 5-Year Estimates 2016-2020

Using the total average population and average persons per household from the 2010 U.S. Census, the number of housing units can be projected. **Table 1-5** reveals the number of housing units needed if we are to meet the needs of the estimated population. The projected population was divided by the owner-occupied household size to arrive at the number of additional households. The number of households from the previous five years was subtracted from the current number of households to arrive at the number of new housing units needed. It is estimated that the Town of Barnes will need an additional 96 housing units between the years 2020 and 2040.

**Table 1-5: Occupied Housing Unit Needs**

Year	2010	2020	2025	2030	2035	2040
Population	769	823	852	895	931	961
Households	385	412	426	448	466	481
Persons Per Household	2.0	2.0	2.0	2.0	2.0	2.0
Additional Housing Units Needed	-	27	14	22	18	15

Source: U.S. Census Bureau, Northwest Regional Planning Commission

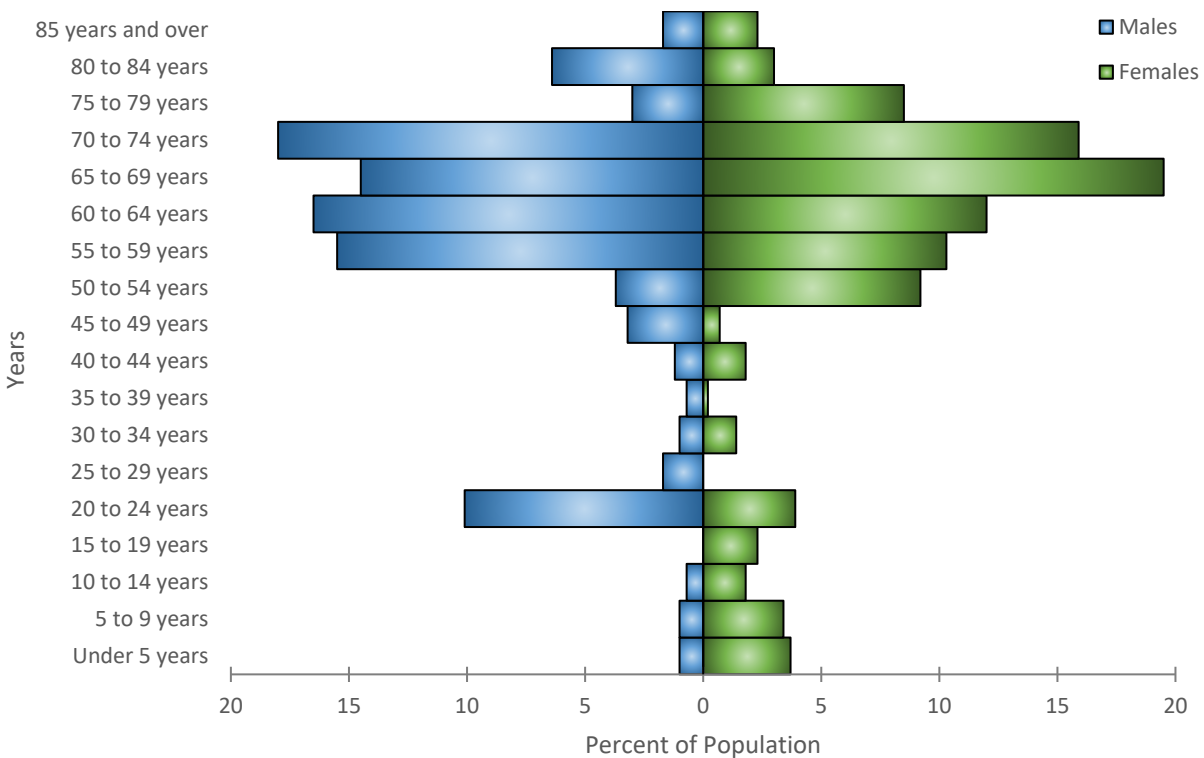
**Age Distribution**

Understanding the age distribution of the local population can be a valuable planning tool. Different age categories have different needs. A significant increase in school age children can mean overcrowding in local schools and higher busing costs. An increase in retired residents can result in a shortage of assisted living facilities, shuttle services, and a need for age-specific health care.

A population pyramid provides a visual representation of the population broken down by age and sex (**Figure 1-2**). Population growth patterns can be divided into four categories:

1. **Expansive:** Larger numbers of the population in younger age groups and a lower proportion of older people. Usually, each age group is smaller than the one before it. Many areas that have expansive population pyramids show a higher birth rate and lower life expectancies.
2. **Stable:** Indentations in age group categories that even out and reflect a slow population growth.
3. **Stationary:** A narrow base and roughly equal numbers for all age groups with smaller figures to be expected in the older age groups.
4. **Declining:** Higher numbers of older people and declining birth rates.

**Figure 1-2: Town of Barnes Population Pyramid**



Source: American Community Survey 5-Year Estimates 2016-2020



The shape of the Town of Barnes population pyramid would suggest the population is in a declining stage, yet population numbers would suggest a growing population. A majority of the population increase is most likely due to in-migration of people into the Town of Barnes who are living here and commuting to work or retiring and making the Town of Barnes their permanent residence. The American Community Survey 5-Year Estimates 2016-2020 estimated a median permanent resident age of 63.7 years old.

**Table 1-6** displays the population’s age distribution by percentage. In the Town of Barnes, an estimated 46.4% of the population is at retirement age (age 65 or older). Conversely, the working age population (age 15-64) in the Town of Barnes is estimated at 47.4%.

**Table 1-6: Town of Barnes Age Distribution**

Age	#	%
Under 5 years	20	2.4%
5 to 9 years	19	2.3%
10 to 14 years	11	1.3%
15 to 19 years	10	1.2%
20 to 24 years	58	6.9%
25 to 29 years	7	0.8%
30 to 34 years	10	1.2%
35 to 39 years	4	0.5%
40 to 44 years	13	1.5%
45 to 49 years	16	1.9%
50 to 54 years	55	6.5%
55 to 59 years	108	12.8%
60 to 64 years	119	14.1%
65 to 69 years	144	17.1%
70 to 74 years	142	16.9%
75 to 79 years	49	5.8%
80 to 84 years	39	4.6%
85 years and over	17	2.0%

American Community Survey 5-Year Estimates 2016-2020

**Education Levels**

A person’s educational attainment will have a large influence on many aspects of their life, including housing, entertainment, income, and employment opportunities. In turn, these choices will help determine how the Town of Barnes will look in the future. In the Town of Barnes, an estimated 95.6% of the population is a high school graduate or higher, with 35.3% having earned a bachelor’s degree or higher (**Table 1-7**).

**Table 1-7: Educational Attainment**

Educational Attainment	#	%
Less than 9th grade	8	1.1%
9th to 12th grade, no diploma	24	3.3%
High school graduate (includes equivalency)	167	23.1%
Some college, no degree	220	30.4%
Associate's degree	49	6.8%
Bachelor's degree	160	22.1%
Graduate or professional degree	95	13.1%
High school graduate or higher	691	95.6%
Bachelor's degree or higher	255	35.3%

Source: American Community Survey 5-Year Estimates 2016-2020

**Income Levels**

Household income includes the income of the householder and all other individuals 15 years old and over, whether they are related to the householder or not. The American Community Survey 5-Year Estimates 2016-2020 estimated that 55.9% of Town of Barnes households earn an income of \$50,000 or higher (**Table 1-8**).

**Table 1-8: Town of Barnes Household Income**

Income	Town of Barnes	State of Wisconsin
Less than \$10,000	3.1%	5.1%
\$10,000 to \$14,999	4.2%	4.4%
\$15,000 to \$24,999	9.5%	10.5%
\$25,000 to \$34,999	14.2%	9.5%
\$35,000 to \$49,999	13.1%	13.2%
\$50,000 to \$74,999	12.6%	21.3%
\$75,000 to \$99,999	13.5%	15.5%
\$100,000 to \$149,999	12.6%	12.3%
\$150,000 to \$199,999	6.6%	5.2%
\$200,000 or more	10.6%	3.1%
Median income (dollars)	\$65,357	\$57,257
Mean income (dollars)	\$91,833	\$71,761

Source: American Community Survey 5-Year Estimates 2016-2020

**Employment**

According to American Community Survey 5-Year Estimates 2016-2020, the majority of full-time, year-round employed Town residents age 16 years and over work in the educational services, health care, and social assistance sector (23.8%). This is followed by 12.8% of residents working in the manufacturing sector (**Table 1-9**).

**Table 1-9: Employment by Industry**

Industry	#	%
Full-Time, Year-Round Employed Population 16 Years and Over	4,317	100.0%
Educational services/health care & social assistance	1,027	23.8%
Manufacturing	554	12.8%
Arts, entertainment, & recreation/accommodation & food services	464	10.7%
Public administration	420	9.7%
Construction	375	8.7%
Retail trade	291	6.7%
Professional, scientific, & management/administrative & waste management	265	6.1%
Transportation & warehousing/utilities	258	6.0%
Agriculture, forestry, fishing & hunting/mining	211	4.9%
Other services, except public administration	183	4.2%
Finance & insurance/real estate & rental & leasing	171	4.0%
Wholesale trade	64	1.5%
Information	34	0.8%

Source: American Community Survey 5-Year Estimates 2016-2020

According to the U.S. Census Bureau, occupation describes the kind of work a person does on the job within an industry. In the Town of Barnes, it was estimated that 50.9% of the population were in management, business, science, and arts occupations (**Table 1-10**).

**Table 1-10: Employment by Occupation**

Occupation	2016-2020 ACS Estimate	% of Total
Civilian Employed Population 16 Years & Over	275	100.0%
Management, Business, Science, & Arts	140	50.9%
Service	51	18.5%
Sales & Office	56	20.4%
Natural Resources, Construction, & Maintenance	18	6.5%
Production, Transportation, & Material Moving	10	3.6%

Source: American Community Survey 5-Year Estimates 2016-2020

**Table 1-11** shows the annual unemployment rate for Bayfield County from 2011 to 2021, as annual unemployment rate data at the town-level is not readily available.

**Table 1-11: Bayfield County Annual Unemployment Rate**

2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
10.5	10.6	10.9	9.4	8.1	6.7	5.1	4.8	5.3	9.2	5.7

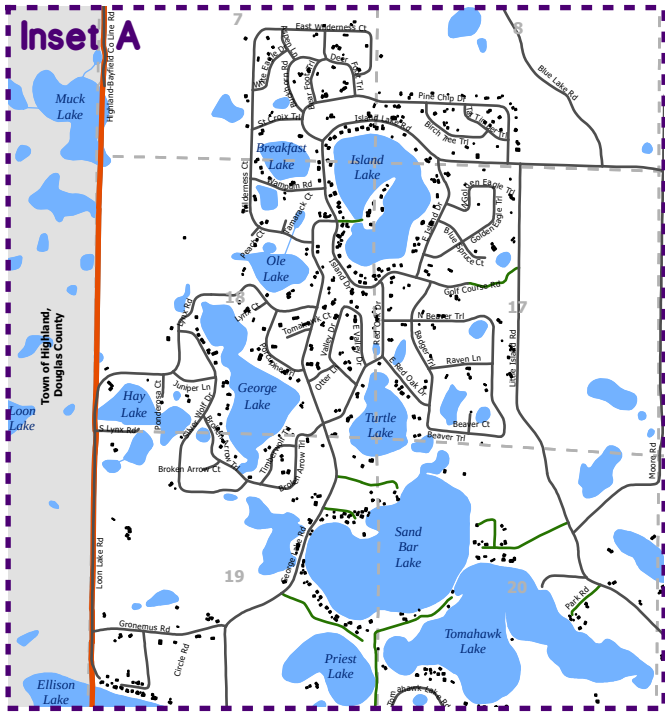
Source: Wisconsin Department of Workforce Development

The 2021 Bayfield County Workforce Profile states that the COVID-19 pandemic has been the primary influence on the economy and workforce activity in Wisconsin since March of 2020. In contrast to the Great Recession, the increase in unemployment that occurred at the onset of the pandemic was more severe but less persistent. In general, Bayfield County's unemployment rate fluctuates greatly due to seasonal changes to its economy, reaching its peak in the winters and its trough in the summers. The annual variance in Bayfield County's unemployment rates, before the pandemic, were on average 4.7% points. In 2020, the difference between the highest and lowest unemployment rate was 19.4% points. It has since returned to normal.

**Demographic Trends**

Overall trends in the Town of Barnes point to a continued population growth of year-round residents. At the same time, the population will continue to grow older. Some increased housing needs will be met by having vacation homes turned into year-round housing. The need for seasonal housing units will continue to increase and the increased population will put pressure on the Town's natural resources. We will keep these trends in mind as we move forward with the Town of Barnes Comprehensive Plan.











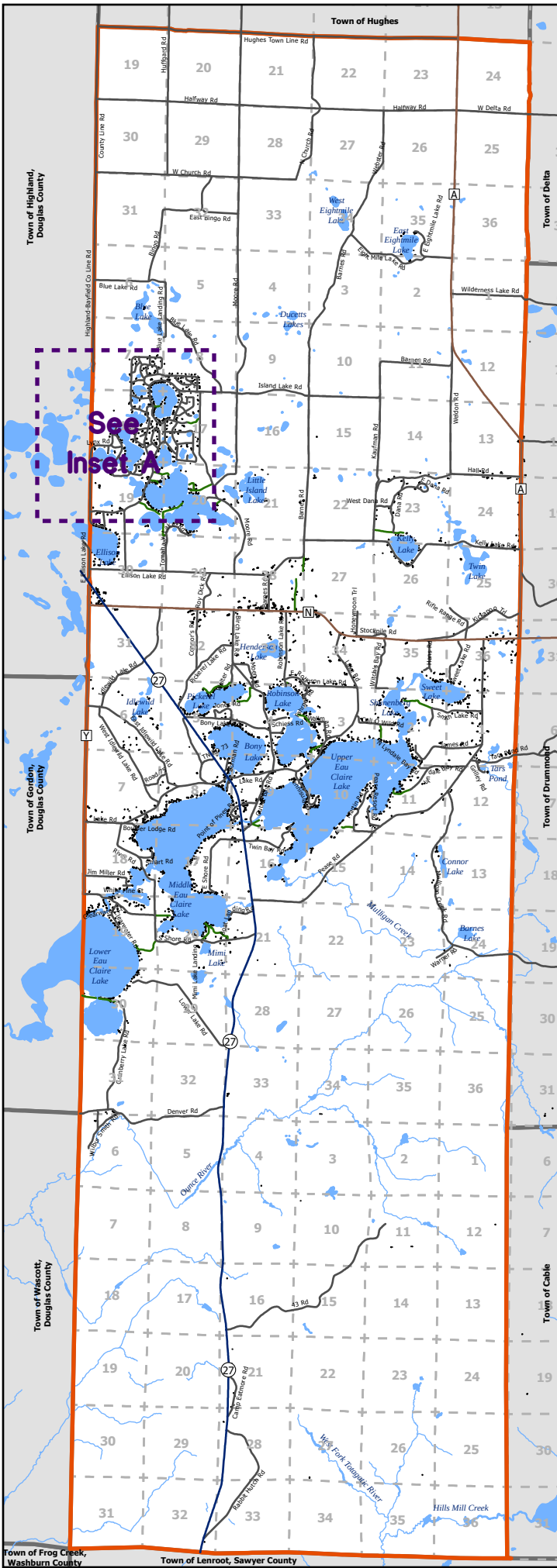


# Town of Barnes

## Comprehensive Plan 2023

### Map 1-1: Basemap

-  State Highway
-  County Highway
-  Local Road
-  Private Road
-  River/Creek/Stream
-  Lake/Large River/Flowage
-  PLSS Section
-  Town Boundary



## **2. AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES**

### **Introduction**

It is the abundance of natural resources that attracts people to the Town of Barnes. Vast forests and pristine lakes are highly valued for their aesthetics and recreational use. These positive aspects have created a large demand for seasonal homes and increased the development density along the lakeshores and riverfronts. The protection of these natural resources is one of the main goals of the Town of Barnes Comprehensive Plan.

### **Groundwater**

Groundwater is a primary source for all water used for residential, industrial, and agricultural purposes. The need for clean, reliable water supplies is essential for the Town. Groundwater is drawn out through wells that tap into aquifers. These water supplies are recharged through rainfall and meltwater, which seeps through the porous soil under the force of gravity, settling at an impervious layer such as bedrock.

Groundwater contamination susceptibility (**Map 2-1**) is defined as the ease with which water (and any contaminant carried in the water) travels from the land surface to the top of the groundwater layer. Physical characteristics identified as important in determining groundwater contamination susceptibility include bedrock depth, bedrock type, soil characteristics, surficial deposits, and water table depth (**Map 2-2**). Groundwater quality is closely linked to land use practices. Substances deposited on the land surface are transported through the porous soil to the aquifer where they may contaminate the water supply. Fertilizers, oil, lead, gasoline, and pesticides can readily leach into the aquifer causing contamination.

Septic systems are also a serious contamination source. Septic systems serve homes, businesses, and other buildings that are not connected to a city sewer system. An improperly installed or ill-maintained septic system can leak bacteria, nitrogen, phosphorus, household chemicals, and other contaminants. When these systems fail, unwanted nutrients, bacteria, and other materials can enter the environment as pollutants. When a septic system is undersized, improperly installed, neglected, not inspected, or pumped, its life expectancy is reduced and the potential for system failure is increased.

Wisconsin Statutes (Chapter 145.245) defines a failing private sewage system as one which causes or results in any of the following:

- The discharge of sewage into surface water or groundwater.
- The introduction of sewage into zones of saturation adversely affects the operation of a private sewage system.
- The discharge of sewage to a drain tile or into zones of bedrock.
- The discharge of sewage to the surface of the ground.
- The failure to accept sewage discharges and back up of sewage into the structure served by the private on-site wastewater treatment system.

Proper and routine maintenance is important in maintaining your septic systems. Wisconsin Statutes states that the maintenance program shall include a requirement of inspection or pumping of the private sewage system at least once every three years. According to the U.S. Environmental Protection Agency, a septic utility should provide the following services:

- Initial soil test prior to installation of the system.
- Periodic inspections to determine if the system is malfunctioning.
- Enforcement mechanism to assure that problems identified through inspection are corrected.

To protect the lakes within the Town of Barnes, their water quality, the environment, and public health, regular inspection and maintenance of septic systems is necessary. As this maintenance is not readily observable, the Town should request copies of maintenance reports and scheduled maintenance for Town of Barnes residents from Bayfield County.

Around the Eau Claire Chain of Lakes and other lakes in the Town of Barnes it is likely, as in any rural community, that some onsite systems need maintenance and possible upgrades. To ensure that the systems are functioning adequately, maintenance should include, but not be limited to the following:

- Education and research on how to identify if tanks are in poor or failing condition.  
Example: Schedule a workshop for Town property owners to demonstrate the installation of a conforming septic system and the proper care and maintenance of the septic tank and septic system.
- Pumping maintenance campaign. Pump septic systems at least every three years.  
Example: Bayfield County could work with the Town and local organizations in a coordinated campaign effort to get every septic tank associated with a permanent residence pumped every three years and every five years for seasonal residences.
- Repair/replacement campaign. Have all systems inspected at least every three years.
- Work to implement and then get enforcement of a county ordinance, where septic systems must be “evaluated” at the time a property is transferred. The seller would obtain a septic system evaluation from Bayfield County at the time of property transfer. The evaluation would determine if the septic system were “failing, non-conforming, or conforming.” A failing septic system includes septic systems that discharge to the ground surface, discharge into tiles or surface waters, and systems found contaminating a well. The county would require a failing system to be brought into compliance within a reasonable timeframe.

If many private septic systems are found to be failing, it is recommended that local government units meet to consider development of a sanitary district. All septic systems should be inspected by a Certified Private Onsite Wastewater Treatment Systems Inspector or Soil Scientist when properties change hands. There is susceptibility for groundwater contamination in the Town of Barnes due to the porous soils, shallow water table, and large number of septic systems that surround the lakes. It is important to be aware of potential contamination risks when future land use is considered as groundwater contamination can be very expensive and/or difficult to overcome.

## **Environmentally Sensitive Areas/Wildlife Habitat**

Environmentally sensitive areas and wildlife habitat are extremely important for the protection of aquatic and terrestrial wildlife and plants. The preservation and possible expansion of these areas is vital to maintain a diverse ecosystem. These areas are represented by wetlands, forests, shorelands, and surface water.

### **Forests**

Over half of Wisconsin's 16 million acres of forest land is owned by private landowners. According to the Wisconsin Department of Natural Resources, the forest products industry in Wisconsin provides more than 64,000 full and part-time jobs and has a total industry output of \$24.5 billion and value-added of \$7.1 billion. Combining direct, indirect, and induced effect, the industry contributes over 140,000 jobs with an annual gross output of \$38 billion.

A contiguous forest is extremely important. Fragmented forests can result in the disruption of habitat and can lead to problems between wildlife and humans. **Map 2-3** shows general forest land cover in the Town of Barnes. Within the Town of Barnes, the main forests are comprised of aspen and oak.

The Bayfield County Forest dominates forestland in the Town of Barnes (over 40,000 acres). The Bayfield County Forestry & Parks Comprehensive Land Use Plan 2021-2035 addresses how Bayfield County plans to sustainably manage, conserve, and protect the natural resources of the Bayfield County Forest.

The Wisconsin DNR Bureau of Forestry produced the Wisconsin Silviculture Guide which is designed as a technical resource for Wisconsin foresters and resource managers to assist with the development of forest management plans and stand-level silviculture prescriptions. The guide presents information on the predominant silvicultural systems and methods applicable to Wisconsin's forest cover types and is based on the best available research and field practice.

The Town of Barnes lies within two ecological landscapes, the Northwest Sands and the North Central Forest. The Northwest Sands is characterized by soils of deep sands and low organic material and nutrients. Historical vegetation in this area is jack pine and scrub oak forest. Significant amounts of white and red pine were also present. The Wisconsin DNR lists several opportunities for forest management in the Northwest Sands, including:

- Large-scale barrens management because of the ecological suitability of the land, the presence of numerous remnants, and substantial public ownership.
- Management of older dry-mesic, white pine-red pine-red oak forests.
- Connect existing barrens remnants and restoration projects with corridors and manage them with a mosaic of compatible vegetation types.
- Use of prescribed fire and other management tools to develop more diverse structural characteristics and to enhance or restore species composition in many pine-oak barrens communities.

The North Central Forest is characterized by sandy loam, sand, and silt soils. The vegetation is mainly forests. Historic vegetation was primarily hemlock-hardwood forests comprised of hemlock, sugar maple, and yellow birch. Much of the hemlock was harvested to supply the tanneries a century ago. Today's landscape is dominated by sugar maple, red maple, and basswood. There are also pockets of hemlock and white pine. A variety of forested and non-forested wetland communities are also present. The Wisconsin DNR lists several opportunities for forest management in the North Central Forest, including:

- Clarification of the roles played by and ecological relationships among public, private, industrial, and tribal lands from conservation, socioeconomic, and recreational perspectives.
- Create or maintain large habitat patches, develop or reestablish greater connectivity between forest habitat patches, and restore missing and diminished cover types.
- Develop effective regeneration methods for hemlock, yellow birch, and several other species that are difficult to regenerate, particularly given high levels of white-tailed deer herbivory.
- Manage areas for older forest within a context of outstanding aquatic features, intact and relatively undisturbed wetlands, and vast forested public landholdings. Working forests could include areas with extended rotations, areas within which the development of old-growth forest characteristics are encouraged, and/or stands of "managed old-growth."

### **Agricultural Areas**

Prime agricultural lands provide economic benefit, as well as provide open space and aesthetic value. Planning is important to guarantee lands for the continued production of food and preservation of the rural landscape. Agricultural practices often increase runoff volumes and rates. This is primarily due to the drainage or filling of wetlands and low-lying areas, changes in infiltration capacity brought about by agriculture practices, compacting and clearing the land, and quickly directing runoff into artificial ditches and channels. When removed, topsoil nutrients, pesticides, and organic materials enter the runoff which carries them to waterbodies as pollutants.

Farming activity in the Town of Barnes is limited and has never been a significant way of life for residents. As agricultural lands continue to decrease, especially in northern Wisconsin, it is likely that these lands will one day revert to forest. If areas throughout the United States continue to experience worsening drought and high temperatures, the ample water and temperate climate of Bayfield County may make it more attractive to large scale animal feeding operations. This type of Agriculture is not desired in the Town of Barnes. It does no harm to curtail and discourage an economic sector, namely agriculture, that does not already exist here. For now, the agricultural areas in the Town of Barnes are not near the developed areas of the lakes. As long as farming is feasible in the area, farming practices should conform with soil erosion protection to minimize off site impacts to the environment. In keeping with the northwoods character, the Town of Barnes considers agricultural use to be croplands, forage lands, livestock, orchards/berries, aquaculture, and small-scale dairy farming. Large-scale and industrial farming operations do not fit the northwoods character of the Town and would be opposed and restricted.

### **Threatened, Endangered, and Rare Species**

According to the U.S. Fish and Wildlife Service, an “endangered” species is one that is in danger of extinction throughout all or a significant portion of its range. A “threatened” species is one that is likely to become endangered in the foreseeable future. Certain species are protected because of their scientific, educational, aesthetic, and ecological importance.

The Wisconsin Natural Heritage Inventory maintains data on the location and status of natural features, rare species, and natural communities in Wisconsin. These sites provide a general location for rare, threatened, or endangered species as well as high quality natural communities. There are 23 sections within the Town of Barnes that have recorded instances of rare species. Twenty-one of these occurrences involve aquatic plants, animals, or natural communities while the remaining two have both aquatic and terrestrial occurrences.

Development projects in the Town of Barnes may threaten the presence of protected species. Certain activities already require notification of the Wisconsin Department of Natural Resources to advise them of potential development and request notification of endangered species within the project area. This requirement could be expanded to include all major industrial, commercial, and residential developments in order to protect these endangered species.

### **Watersheds**

Roughly 60% of the Town of Barnes is located in the Upper St. Croix and Eau Claire Rivers watershed with the remaining area being part of the Totagatic River watershed (**Map 2-4**). Small areas in the northeastern and northwestern parts of the Town belong to the White River or Bois Brule River watersheds. Land uses within a watershed can dramatically affect water quality.

As rain or meltwater flows across roads, parking lots, lawns, or fields, chemicals and sediment are transported to lakes and rivers where they are deposited, disrupting the natural system. The more quickly water flows from high elevations, the more intense the velocity impacts on points downstream. When more water reaches an outlet point at the downstream edge of any drainage area that can be accommodated by the outlet within a given time period, the drainage ways upstream of the outlet will back up and overflow, causing surface flooding on low-lying lands.

Runoff rates from natural landscapes such as prairies and woodlands are usually quite low due to the absorption capacity of the soil and the evaporative uptake of lush vegetation. However, if best forest management practices are not in place, soil, water, nutrients, and other debris can be picked up by overland flow and carried to the lakes. Limiting the amount of impervious surface on developed lots will reduce runoff potential that will affect water quality. This practice will encourage infiltration and renew the groundwater source.

Effective soil erosion control from all construction sites is key to improving water quality throughout the watershed. Pursuant to 2013 Wisconsin Act 20, the Wisconsin Department of Natural Resources was given authority over erosion control at all construction sites with one acre or more of land disturbance, including commercial building sites and one- and two- family dwellings. The Wisconsin Department of Safety and Professional Services retains the responsibility for enforcement and administration of erosion control rules for all building construction sites disturbing less than an acre of land.

Rigorous and strict enforcement of Wisconsin's soil erosion control regulations is necessary to minimize construction runoff into waterbodies. Town officials and community residents should insist on the best possible erosion control methods, update, or adopt their own ordinances, and enforce these recommendations. Construction projects and related site erosion control plans should be reviewed by experienced professionals, consultants, and/or planners before implementation.

### **Surface Water/Water Resources**

The water resources within the Town of Barnes are one of the biggest attractions in the area. Year-round and seasonal residents enjoy the lakes and rivers for the many recreational activity opportunities. Wisconsin's Public Trust Doctrine states that the waters of Wisconsin are held in trust by the state for the benefit of all. The Wisconsin Department of Natural Resources is assigned the task of protecting our water resources.

Surface waters provide habitat for a wide variety of animals and plants, which also serve to attract tourism and recreation. Protection of surface water resources is critical to maintaining the water quality and diversity of life which attracts people to these resources. Development in the watershed should be completed to minimize the impact on the function of natural systems, and address potential pollution problems through the use of best management practices (BMPs) such as shoreland buffers, erosion control, and the preservation of natural environmental corridors. BMPs designed to control stormwater runoff rates, volumes, and discharge quality can be used to protect water resources in developed areas.

The defining lakes in the Town of Barnes are the Eau Claire Chain of Lakes, which consist of the Upper Eau Claire, Middle Eau Claire, and Lower Eau Claire Lakes, as well as eight smaller connecting lakes for a total surface area of 3,200 acres and 45 miles of shoreland. The Upper, Middle, and Lower Eau Claire Lakes are located at the headwaters of the Eau Claire River and are recognized as outstanding resource water (**Map 2-5**). Water quality appears to decline slightly moving downstream in this chain. The Upper, Middle, and Lower Eau Claire Lakes area residents are represented by the Friends of the Eau Claire Lakes Area which works to protect, preserve, and improve the environmental and aesthetic qualities of the Eau Claire Lakes Area watershed, including the lakes, rivers, shorelands, wetlands, forests, and attendant wildlife resources.

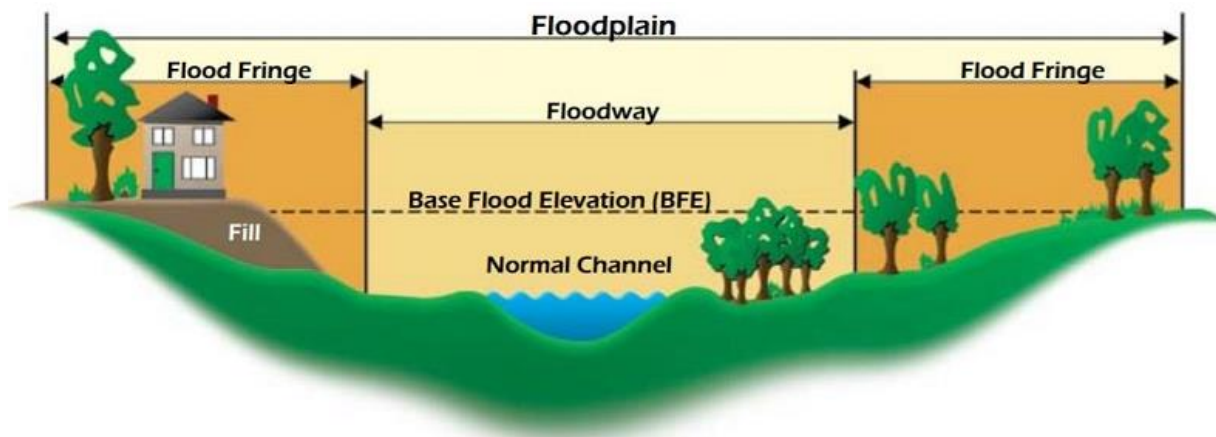
Every two years, Section 303(d) of the Clean Water Act requires states to publish a list of all waters not meeting water quality standards and an overall report on surface water quality status of all waters in the state. Within the Town of Barnes, both the Upper Eau Claire and the Lower Eau Claire Lakes are located on the 2022 Impaired Waters List due to total phosphorus.

A major threat to our water resources is aquatic invasive species such as Eurasian watermilfoil, curlyleaf pondweed, and rusty crayfish, as well as numerous other species of concern. Further information for protecting the Town's water resources can be found in the Eau Claire Lakes Lake Management Plan.

## Floodplains

Floodplains are areas which have been or may become inundated with water during a regional flood. A regional flood is often referred to as a 100-year flood event or as an event having a 1% chance of occurring in any given year. Floodplains are comprised of two components, the floodway and the flood fringe. Floodways directly adjoin the channel of a stream and are characterized by deep, fast moving water. The floodway is typically the most dangerous part of a floodplain, and uses in this area should be limited to conservation areas or open space. The flood fringe is associated with standing, or slow flowing water adjacent to the floodway (**Figure 2-1**). **Map 2-6** shows floodplains in the Town of Barnes.

**Figure 2-1: Characteristics of a Floodplain**



Source: Wisconsin Department of Natural Resources

Communities are required to protect and regulate floodplains:

- Wisconsin Statutes Section 87.30 directs all Wisconsin counties, cities, and villages to adopt floodplain zoning ordinances.
- The Wisconsin Department of Natural Resources Chapter NR 116 Floodplain Management Program provides a uniform basis for the preparation and implementation of sound floodplain regulations.
- The Federal Emergency Management Agency (FEMA) has mapped floodplains. These maps delineate the entire floodplain boundary, but do not distinguish between floodway and flood fringe.

The Floodplain Ordinance for Bayfield County specifies that no development shall be allowed in floodplain areas which obstructs the flow of floodwaters or causes an increase in regional flood height of 0.01 foot. Obstructions or increases may only be permitted if amendments are made to the ordinance and variances obtained from the Wisconsin Department of Natural Resources. Permitted uses are specified within the floodway and flood fringe. These uses are nonstructural, or structures not intended for human habitation (historical structures) within the floodway while structures within the flood fringe must be floodproofed.



## Wetlands

A wetland is defined as "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions." **Map 2-7** reveals the Town of Barnes has a significant number of wetlands located south of the Eau Claire Chain of Lakes.

Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and human disturbance. They can be divided into coastal and inland wetlands. Coastal wetlands are found along our coasts and are located along estuaries where sea water mixes with fresh water. Inland wetlands are most common on floodplains along rivers and streams, in depressions, along the margins of lakes and ponds, and in other low-lying areas where groundwater intercepts the soil surface.

The Bayfield County Shoreland-Wetland Zoning District includes all shorelands which are designated as wetlands on the most recent version of the Wisconsin Wetland Inventory as depicted in the Wisconsin DNR Surface Water Data Viewer. Permitted activities and uses that require no wetland alteration or zoning permit are:

- Hiking, fishing, trapping, hunting, swimming, snowmobiling, and boating
- Harvesting of wild crops, such as marsh hay, ferns, moss, wild rice, berries, tree fruits and tree seeds in a manner that is not injurious to the natural reproduction of such crops
- Practice of silviculture including the planting, thinning, and harvesting of timber
- Pasturing of livestock
- Cultivation of agricultural crops
- Construction and maintenance of duck blinds

Permitted activities and uses that require wetland alteration, but no zoning permit are:

- Temporary water level stabilization measures to alleviate abnormally wet or dry conditions that would have an adverse impact on silvicultural activities if not corrected
- Cultivation of cranberries, including flooding, dike and dam construction or ditching
- Maintenance and repair of existing agricultural drainage systems, including necessary ditching, tiling, dredging, excavating, and filling

Activities (with exceptions) that require a zoning permit are:

- Construction and maintenance of roads necessary to conduct silvicultural or agricultural activities
- Construction and maintenance of nonresidential buildings
- Establishment and development of public and private parks and recreation areas, outdoor education areas, historic, natural and scientific areas, wildlife refuges, game bird and animal farms, fur animal farms, fish hatcheries, and public boat launching ramps and attendant access roads

**Shorelands**

Shorelands are vital components of the relationship between the land and the water. Shoreland areas serve as environmental buffer zones, serving to catch potential pollutants and filter runoff before it enters the waterway. These buffer zones also provide habitat for a wide range of plant and animal species and are considered environmentally sensitive areas. Shoreland areas are also very attractive as housing sites, and the demand for waterfront property is placing evermore pressure on these areas.

The four main shoreland management issues are identified as:

- Development density
- Nonconforming structures
- Shoreland buffers and setbacks
- Flexibility and mitigation

Bayfield County General Zoning Requirements defines shorelands as lands that are within 1,000 feet landward of the ordinary high water mark (OHWM) of navigable lakes, ponds, or flowages and within 300 feet landward of the OHWM of navigable rivers or streams or to the landward side of the floodplain, whichever distance is greater. Most of the land along the lakeshore in the Town of Barnes is zoned R-1, R-2, or R-3. **Table 2-1** presents the minimum dimensional requirements for residences.

**Table 2-1: Bayfield County Zoning District Dimensional Requirements**

District	Min. Area	Min. Frontage	Min. Avg. Width	Min. Side & Rear Yards	
				Principal	Accessory
R-1	30,000 sq ft	150'	150'	10'	10'
R-2	4.5 acres	300'	300'	75'	30'
R-3	2.0 acres	200'	200'	20'	20'

Source: Bayfield County Zoning Ordinance

Lakeshore homeowners often bring traditional urban landscape ideas to the lake. Having a conventional mowed yard with a green fertilized lawn to the water’s edge is a typical exchange. Over time, this aspect of local lake development impacts water quality through loss of shoreline habitat and degrading water quality through incurred sedimentation and nutrient additions. Keeping a native plant landscape, a natural shoreline, and a 35-foot natural buffer from the OHWM will reduce degradation of water quality. Nutrient removal from runoff and wildlife benefits can be gained from installation or propagation of buffers. Some examples include:

- Brush and shrub buffers provide nesting habitat for lakeside songbirds and provide cover during migration.
- Forested buffers provide habitat for nesting birds, including warblers, wood ducks, and others. Upland birds use these for nesting and feeding habitat, such as orioles, woodpeckers, and others.
- Sedge, tall grass, and flower buffers provide nesting cover for some birds and ground nesting for others.

There are three main efforts to native buffer landscaping:

1. **Naturalization:** Residents allow their lot to go natural in areas they select to be “naturalized.” Whatever is currently present in the seed bed is what will grow. A natural buffer along the shoreline takes up to three years to grow and be noticed.
2. **Accelerated Naturalization:** Residents may want to mimic some features sooner than three years. After generating a plan species list from their area, residents may lay out a planting scheme and plant into the existing vegetation. Many nurseries can help select plants and offer tips.
3. **Reconstruction:** Introducing all new plants through construction to reestablish a native landscape with resident’s input and vision, while considering native growing plants, is another option for native buffer landscaping. Site preparation is a key factor, where elimination of invasive weeds and turf is required.

### **Parks/Open Space**

Parks and open space are vital to the quality of our lives. They provide many benefits to individuals, communities, the environment, and the local economy. First, individuals benefit by having opportunities for active and passive recreation. These spaces are used for exercise, relaxation, play, and educational opportunities. Second, communities benefit by providing a place for people to meet and interact. Parks and open spaces are inclusive. Their use is not based on economic background or physical limitations. The beauty of communities is increased and families that recreate together report greater stability and satisfaction. Green infrastructure can link parks and open spaces together providing a continuous network for people to enjoy. Third, the environment benefits by improving air and water quality through the removal of carbon dioxide and reducing sedimentation. The effects of flooding and erosion are reduced, and biodiversity is improved. Finally, the economy benefits by attracting businesses. Open spaces and parks have a positive effect on property values and increase tourism.

There are several sources of funding for improvements to park areas including:

- The Wisconsin Department of Natural Resources Recreational Boating Facilities Grants may be used for recreational boating facility projects. Past projects have included ramps and service docks, purchase of aquatic weed harvesting equipment, navigational aids, and dredging waterway channels associated with launch facilities.
- The Wisconsin Department of Natural Resources Knowles-Nelson Stewardship Grants Program may be used to preserve important natural communities, protect water quality and fisheries, and expand opportunities for outdoor recreation. Past projects have included land acquisition for parks and trails, including riverfront property, construction of hiking trails and bike paths, construction of canoe/kayak launches, construction of riverfront park amenities, and construction of park shelters and restroom facilities.

### **Historical/Cultural Resources**

The Wisconsin Architecture and History Inventory (AHI), maintained by the Wisconsin Historical Society, is a digital source of information on historic buildings, structures, and objects throughout Wisconsin. Each AHI property has a digital record providing basic information about the property and most include exterior images. There are six AHI entries located in the Town of

Barnes. All six are part of Island Lake Camp which is now known as Gray-McCormick Lake Camp (**Table 2-2**).

**Table 2-2: Town of Barnes Architecture and History Inventory**

Location	Town-Range-Section	Year Built	Historic Use
54785 George Lake Rd	T45N-R9W-S19	-	Statue/Sculpture
55780 George Lake Rd	T45N-R9W-S18	1902	Camp Structure
55780 George Lake Rd	T45N-R9W-S18	1890	Camp Structure
55780 George Lake Rd	T45N-R9W-S18	1890	Camp Structure
55780 George Lake Rd	T45N-R9W-S17	1915	Boat House
55780 George Lake Rd	T45N-R9W-S17	1888	Camp Structure

Source: Wisconsin Architecture and History Inventory

The Wisconsin Historical Society’s State Historic Preservation Office maintains a database of the location and nature of archeological sites and areas in the State of Wisconsin. Five archaeological sites have been identified in the Town of Barnes. These do not represent all sites in the Town, but known sites recorded by the State. The Wisconsin Historical Society does not reveal the exact location of archaeological sites to prevent possible disturbance by people. The general location and contents of these sites are listed in **Table 2-3**.

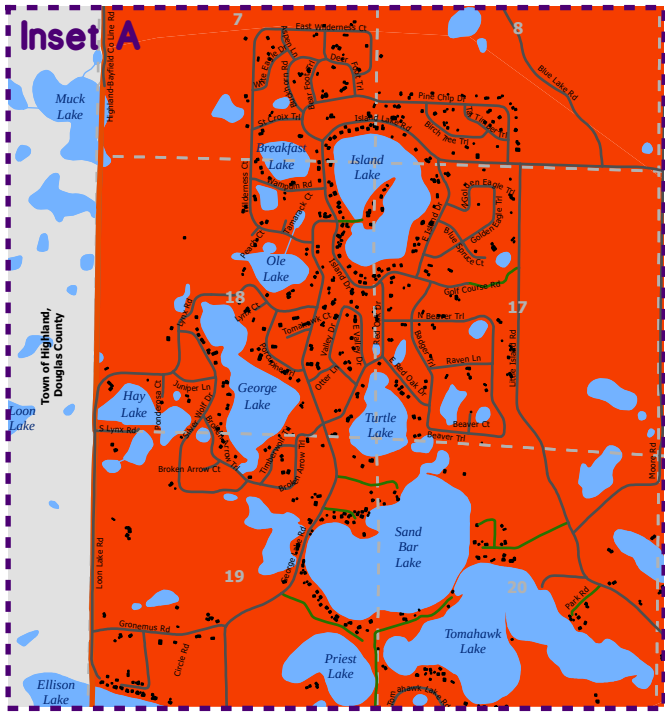
**Table 2-3: Town of Barnes Archaeological Sites**

Site	Town-Range-Section
Campsite/Village	T44N-R9W-S8
Campsite/Village	T44N-R9W-S0
Cemetery/Burial	T45N-R9W-S29
Cabin/Homestead/Logging Camp	T43N-R9W-S12
Campsite/Village	T45N-R9W-S25

Source: Wisconsin Historic Preservation Office

As part of the Town of Barnes 2005 Centennial celebration, the Town established the Barnes Area Historical Association (BAHA). BAHA is affiliated with the Wisconsin Historical Association as a Chapter of the Bayfield County Historical Society. BAHA members are area citizens dedicated to preserving the history of the Barnes area. The BAHA Museum opened in the summer of 2016. One of the largest sections on display is an exhibit of the life and times of Gordon MacQuarrie, best known for his short stories involving hunting and fishing, and for his semi-fictional organization known as The Old Duck Hunters’ Association, Inc.

In the summer of 2005, bones and a set of antlers of a prehistoric elk as well as a fluted spear point were discovered in the lakebed of Middle Eau Claire Lake. The large elk, now known as the Silver Beach Elk was carbon dated to have lived between 1400 and 1600 A.D. The spear point was determined to be a Clovis/Gainey Point made of jasper taconite and was estimated to be 9,000-11,000 years old. The BAHA Museum now includes a permanent exhibit of the research findings and the history and culture of the people who lived alongside the elk.

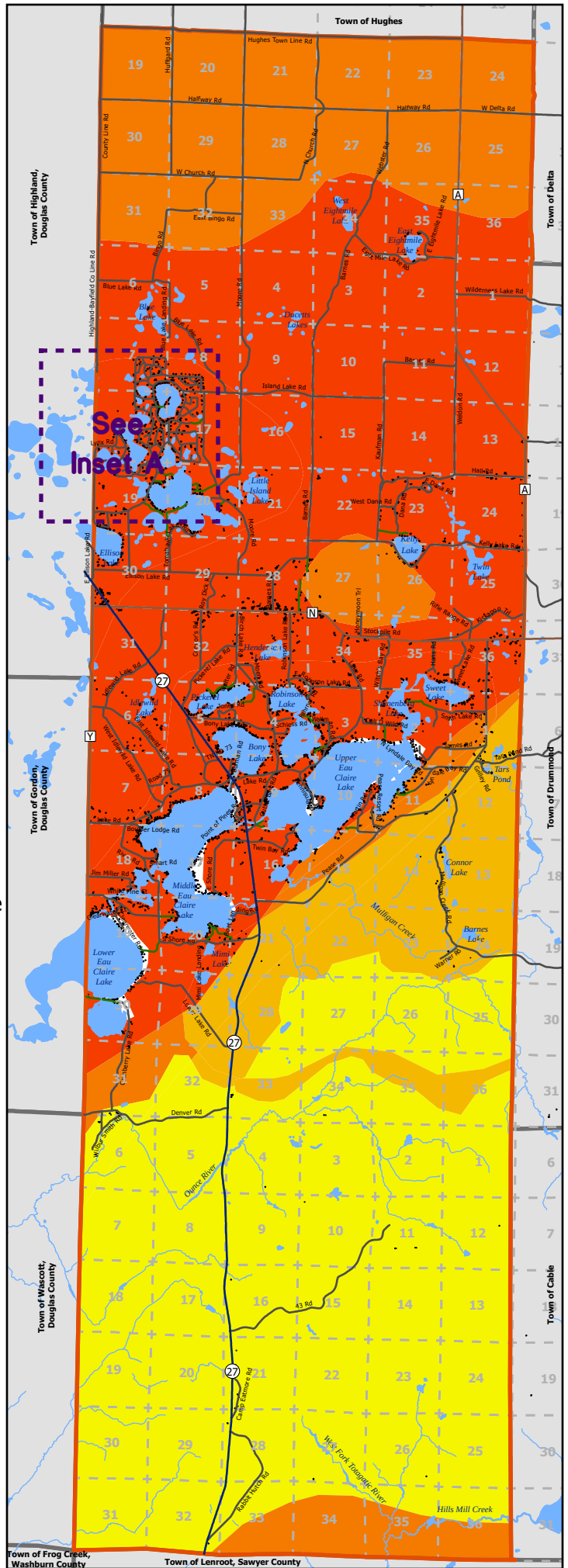


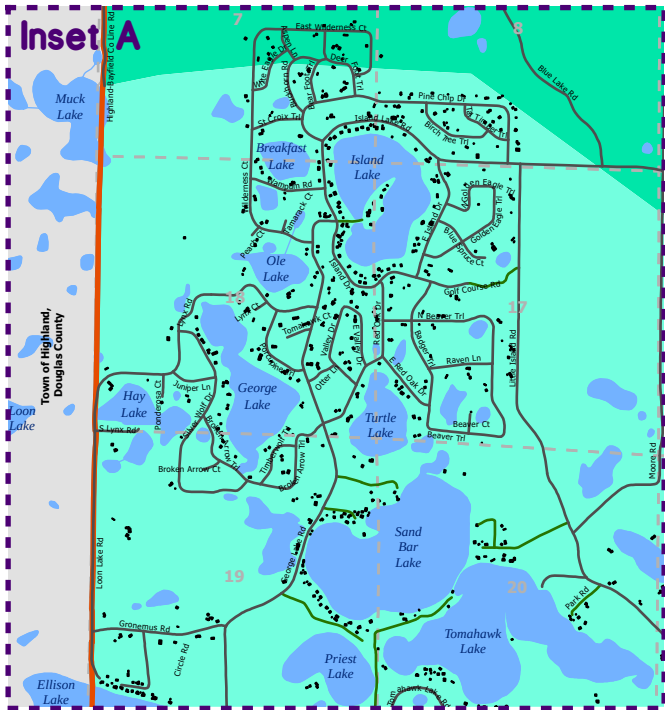
# Town of Barnes

## Comprehensive Plan 2023

Map 2-1: Groundwater Contamination Susceptibility

- High Susceptibility
- Moderate Susceptibility
- Low Susceptibility
- State Highway
- County Highway
- Local Road
- Private Road
- River/Creek/Stream
- Lake/Large River/Flowage
- PLSS Section
- Town Boundary



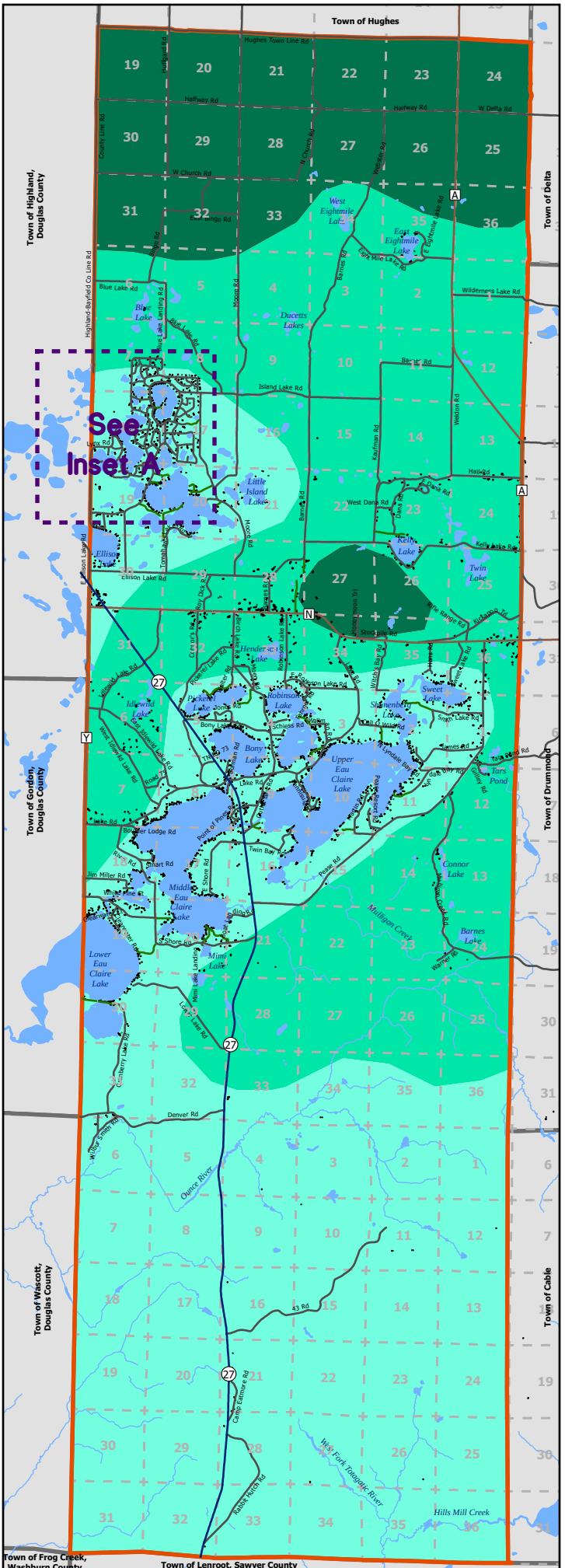


# Town of Barnes

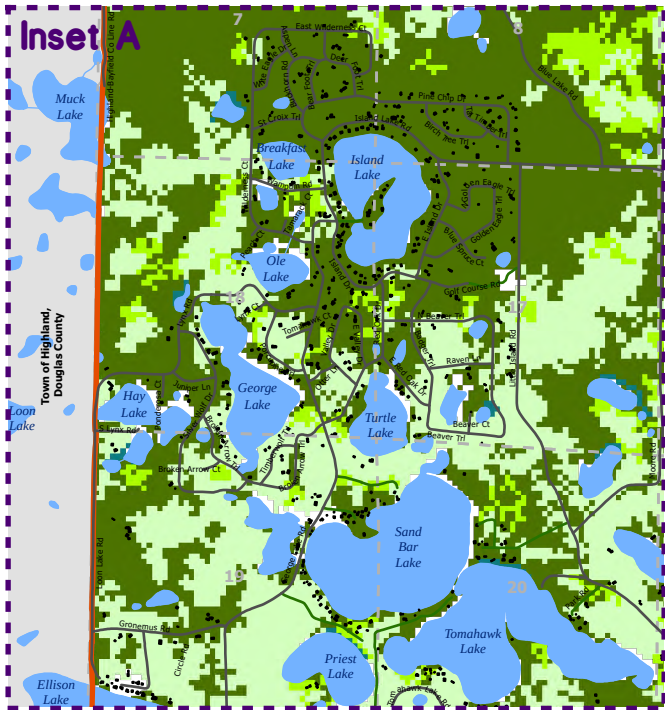
## Comprehensive Plan 2023

Map 2-2: Water Table Depth

- 0 to 20 feet
- 20 to 50 feet
- Greater than 50 feet
- State Highway
- County Highway
- Local Road
- Private Road
- River/Creek/Stream
- Lake/Large River/Flowage
- PLSS Section
- Town Boundary





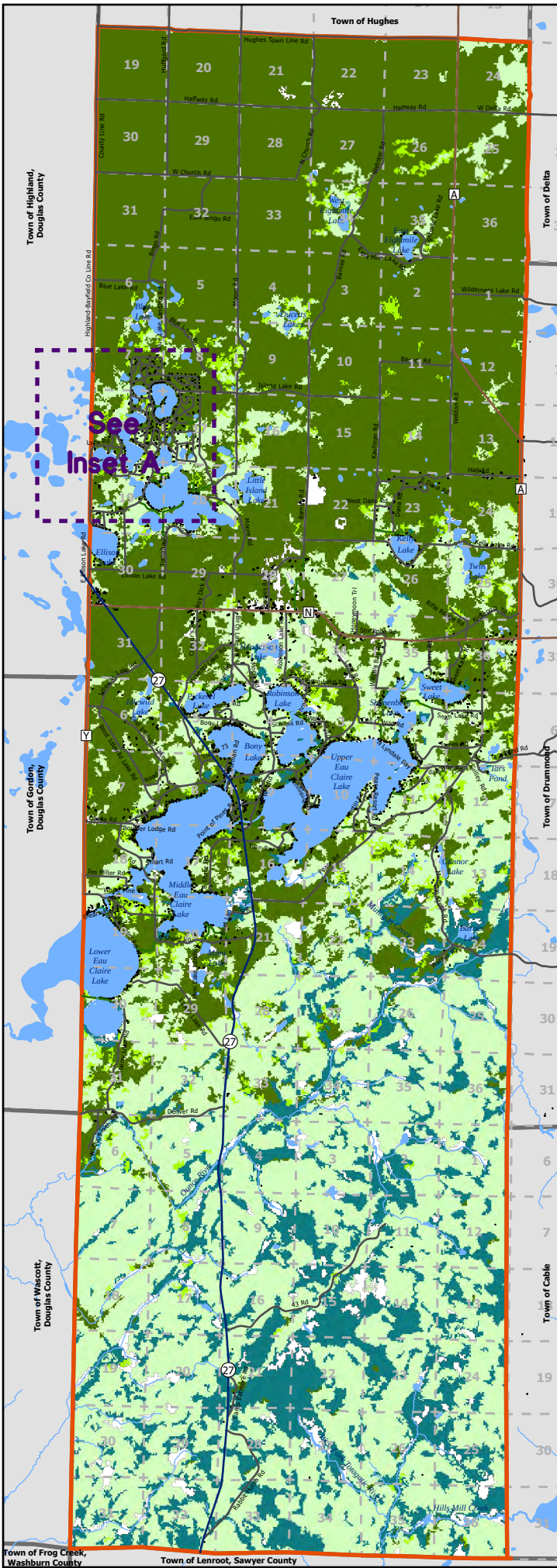


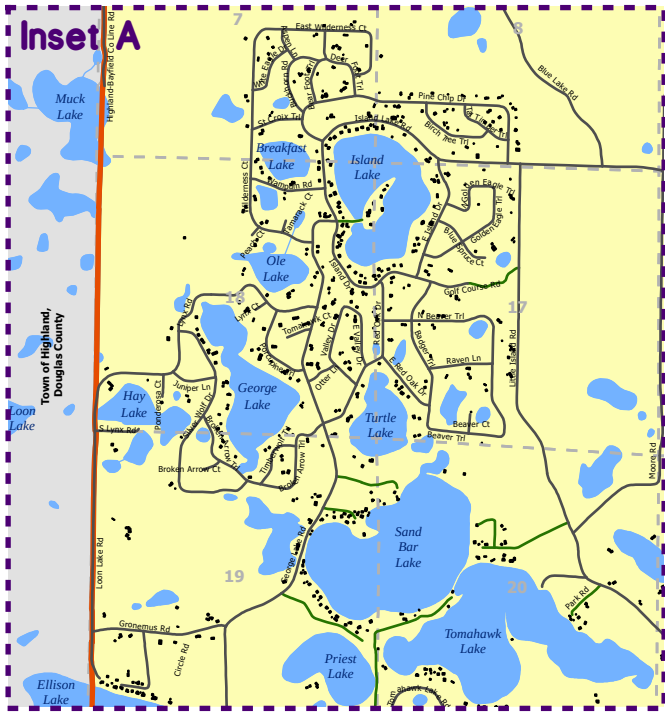
# Town of Barnes

## Comprehensive Plan 2023

### Map 2-3: Forest Cover

- Coniferous Forest
- Broad-leaved Deciduous Forest
- Mixed Deciduous/Coniferous Forest
- Forested Wetland
- State Highway
- County Highway
- Local Road
- Private Road
- River/Creek/Stream
- Lake/Large River/Flowage
- PLSS Section
- Town Boundary
















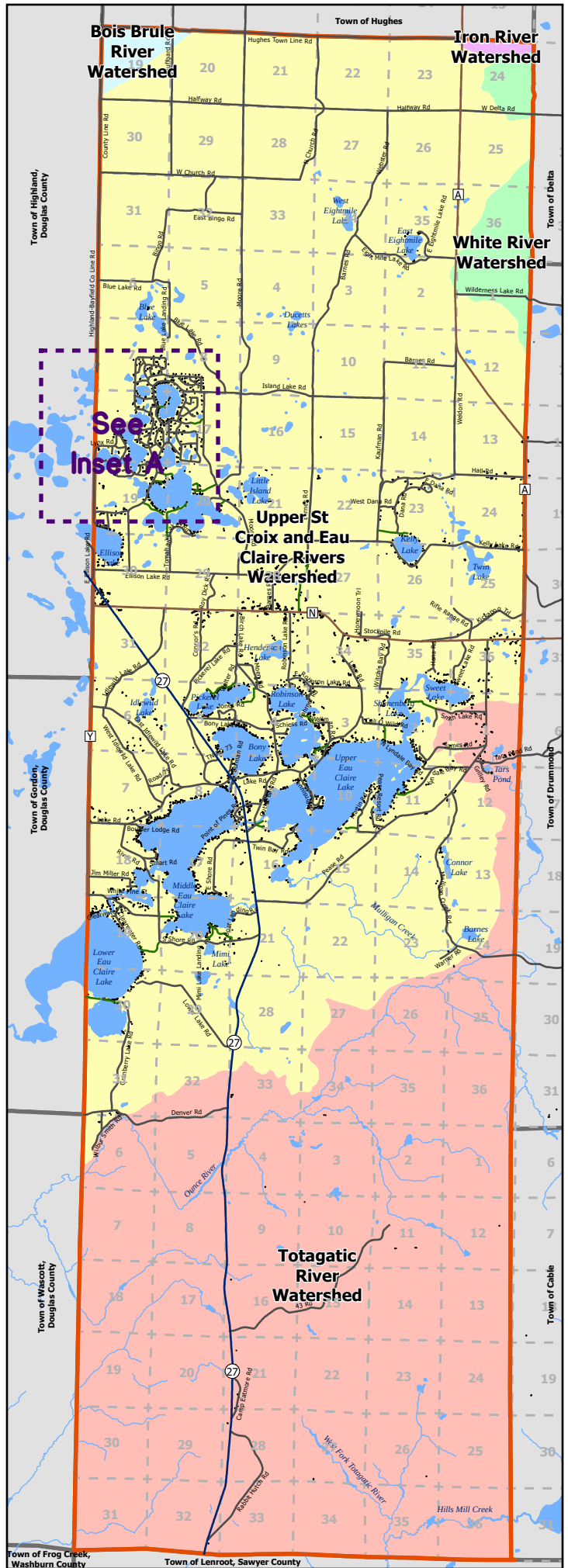


# Town of Barnes

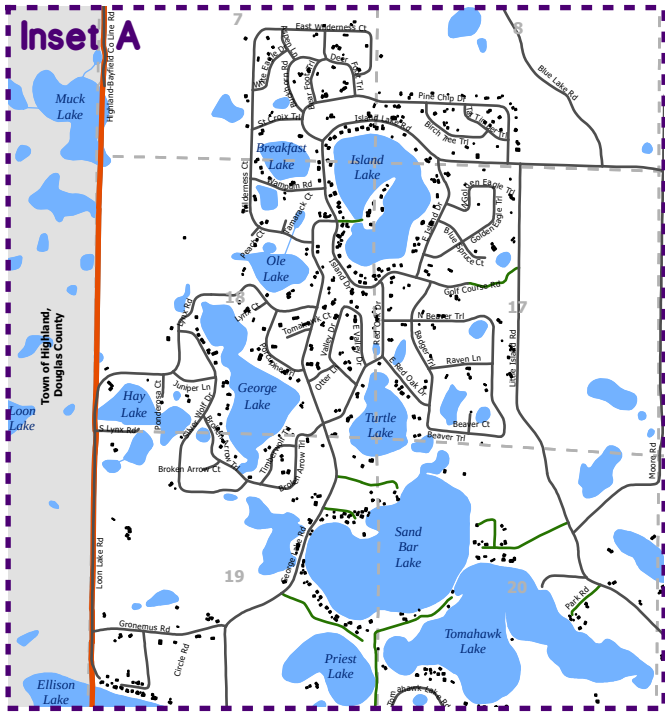
## Comprehensive Plan 2023

### Map 2-4: Watersheds

-  Bois Brule River Watershed
-  Iron River Watershed
-  Totagatic River Watershed
-  Upper St Croix and Eau Claire Rivers Watershed
-  White River Watershed
-  State Highway
-  County Highway
-  Local Road
-  Private Road
-  River/Creek/Stream
-  Lake/Large River/Flowage
-  PLSS Section
-  Town Boundary





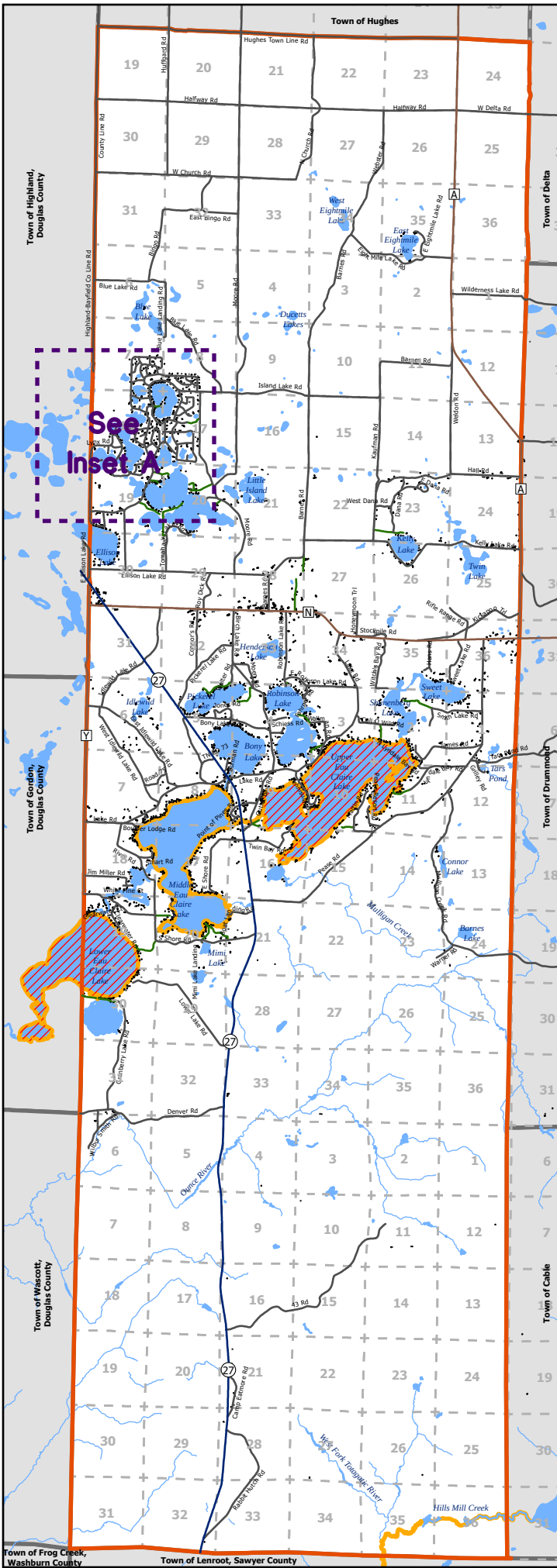


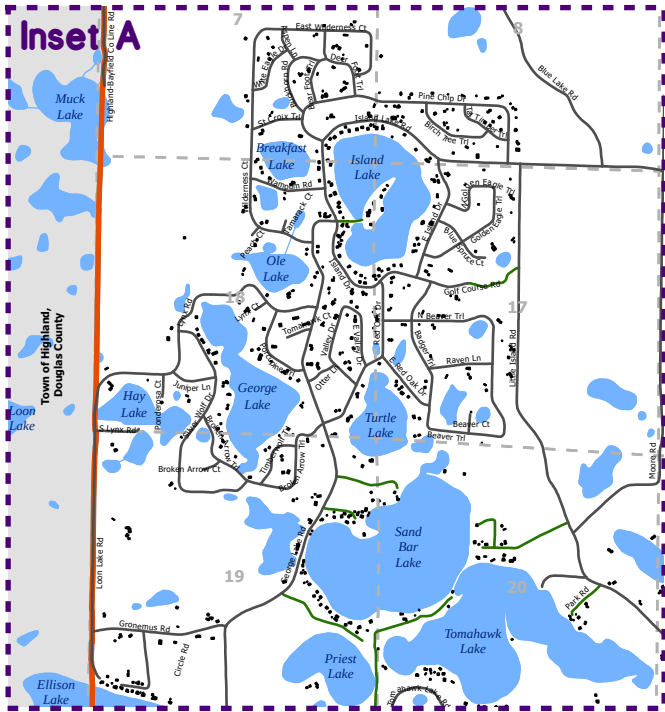
# Town of Barnes

## Comprehensive Plan 2023

### Map 2-5: Surface Water Resources

- Outstanding Resource Water (River)
- Outstanding Resource Water (Lake)
- Impaired Waters - 303(d) listed
- State Highway
- County Highway
- Local Road
- Private Road
- River/Creek/Stream
- Lake/Large River/Flowage
- PLSS Section
- Town Boundary












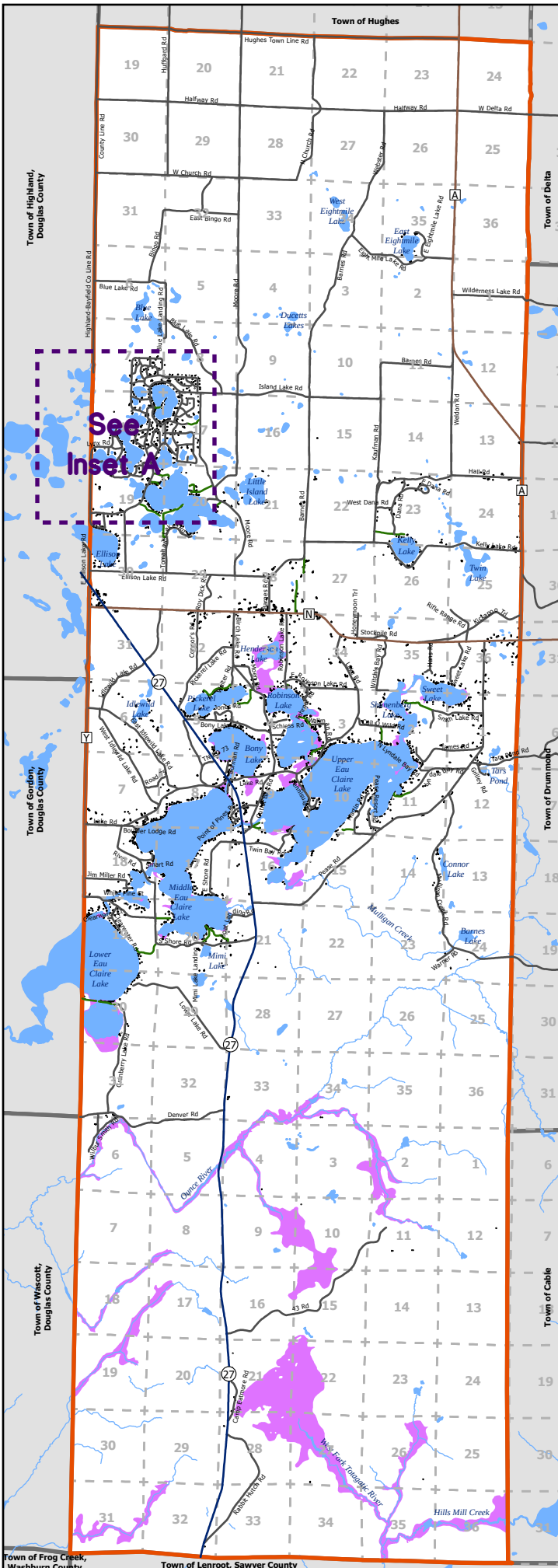


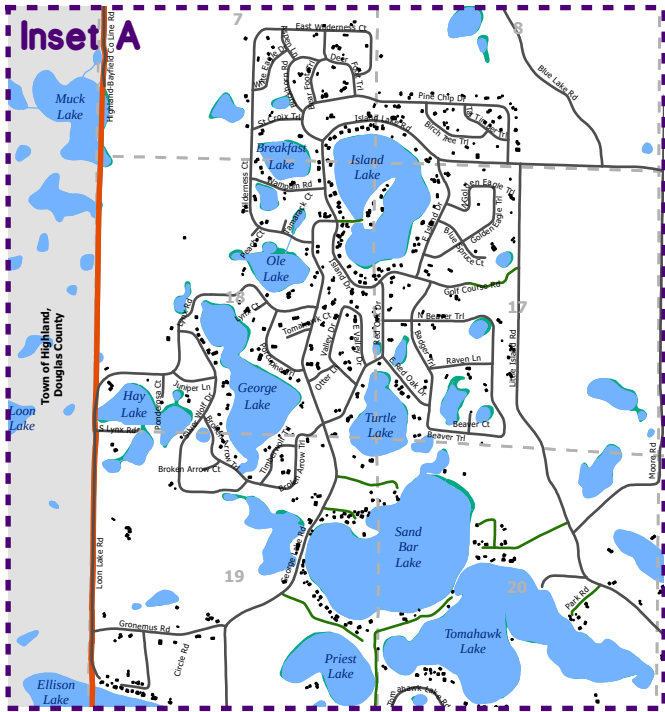
# Town of Barnes

## Comprehensive Plan 2023

### Map 2-6: Floodplains

-  1% Annual Chance Flood Hazard
-  State Highway
-  County Highway
-  Local Road
-  Private Road
-  River/Creek/Stream
-  Lake/Large River/Flowage
-  PLSS Section
-  Town Boundary







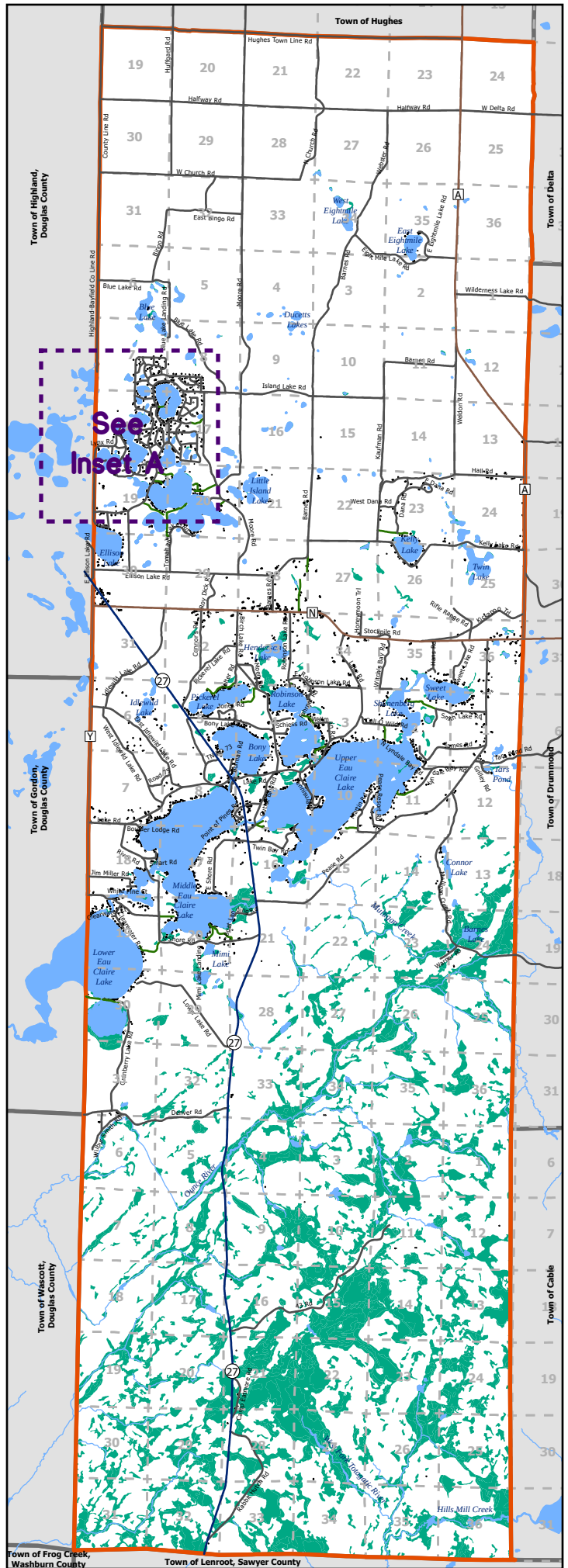


# Town of Barnes

## Comprehensive Plan 2023

### Map 2-6: Wetlands

-  Wetland
-  State Highway
-  County Highway
-  Local Road
-  Private Road
-  River/Creek/Stream
-  Lake/Large River/Flowage
-  PLSS Section
-  Town Boundary



### 3. HOUSING

#### Introduction

Housing is usually the largest expenditure in any household budget. When examining housing, the Town of Barnes must look at more than the physical structure. Housing must also consider the physical needs and economic makeup of the resident. Housing in the Town of Barnes has several unique characteristics. Over 70% of housing units are seasonal or recreational. A majority of these homes are located on or near the Town's many lakeshores and riverfronts. Therefore, waterfront property is probably the most expansive portion of seasonal or recreational homeownership. Waterfront property also provides a major source of revenue through property taxes.

The lakes, streams, forests, wildlife, and recreational opportunities attract people to this area. But as more and more people acquire property in the Town of Barnes, concerns have been raised over the rate of development and the effects it may be having on the lakes, natural resources, and the aesthetics of the Town of Barnes.

There are several benefits to the Town of Barnes that can be identified through the Housing Element.

- Deficiencies in housing options can be addressed.
- More control can be exercised over future housing developments.
- Citizens will have a better understanding of the local housing situation.
- Property owners will become more aware of ordinances pertaining to housing.

#### Age Characteristics

Over half of the housing units in the Town of Barnes were constructed between 1980 or later (54.0%). This may have been due to large amount of vacation homes being built during this period (**Table 3-1**).

**Table 3-1: Year Structure Built**

Year Structure Built	#	%
Built 2014 or later	5	0.3%
Built 2010 to 2013	31	1.9%
Built 2000 to 2009	375	22.9%
Built 1990 to 1999	300	18.3%
Built 1980 to 1989	173	10.6%
Built 1970 to 1979	299	18.2%
Built 1960 to 1969	169	10.3%
Built 1950 to 1959	116	7.1%
Built 1940 to 1949	78	4.8%
Built 1939 or earlier	93	5.7%
<b>Total</b>	<b>1,639</b>	<b>100.0%</b>

American Community Survey 5-Year Estimates 2016-2020

### **Structural Characteristics**

The structural characteristics of housing in the Town of Barnes are difficult to assess. The age of structures cannot be used alone, since this does not reflect whether a property has been abandoned, remodeled, or is still in its original state. To do an accurate needs assessment of local housing conditions, a survey, visual inspection, or at minimum, comparison of age and assessed value would have to be done. **Table 3-2** estimates that 87.1% of all housing units in the Town of Barnes are a 1 unit, detached structure (single family homes with four sides exposed to the outside).

**Table 3-2: Units in Structure**

Units in Structure	#	%
1 Unit, detached	1,427	87.1%
1 Unit, attached	9	0.5%
2	24	1.5%
3 or 4	16	1.0%
5 to 9	0	0.0%
10 to 19	0	0.0%
20 to 49	0	0.0%
50 or more	0	0.0%
Mobile home	154	9.4%
Boat, RV, van, etc.	9	0.5%
<b>Total</b>	<b>1,639</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates 2016-2020

Bottled, tank, or LP Gas is the main source of heating fuel for these structures. The next most common source is wood (**Table 3-3**).

**Table 3-3: House Heating Fuel**

Fuel Type	#	%
Utility gas	4	0.9%
Bottled, tank, or LP gas	353	78.1%
Electricity	20	4.4%
Fuel oil, kerosene, etc.	5	1.1%
Coal or coke	0	0.0%
Wood	45	10.0%
Solar energy	0	0.0%
Other fuel	25	5.5%
No fuel used	0	0.0%
<b>Total</b>	<b>452</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates 2016-2020

Over 85% of structures in the Town of Barnes have two or three bedrooms or less (**Table 3-4**). Most structures are smaller in size and were likely constructed as vacation homes/cabins.

**Table 3-4: Number of Bedrooms**

Bedrooms	#	%
No bedroom	4	0.9%
1 bedroom	34	7.5%
2 or 3 bedrooms	349	77.2%
4 or more bedrooms	65	14.4%
<b>Total</b>	<b>452</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates 2017-2021

U.S. Census Data also reveals that 3.5% of structures lack complete plumbing facilities and complete kitchen facilities.

### **Home Values**

According to the American Community Survey 5-Year Estimates 2016-2020, an estimated 52.1% of owner-occupied homes are valued between \$200,000 and \$499,999 (**Table 3-5**). The median value of an owner-occupied home was estimated to be \$258,800.

**Table 3-5: Median Owner-Occupied Housing Value**

Owner-Occupied Housing Units	#	%
Less than \$50,000	17	4.1%
\$50,000 to \$99,999	24	5.8%
\$100,000 to \$149,999	26	6.3%
\$150,000 to \$199,999	78	18.9%
\$200,000 to \$299,999	92	22.3%
\$300,000 to \$499,999	123	29.8%
\$500,000 to \$999,999	50	12.1%
\$1,000,000 or more	3	0.7%
<b>Total</b>	<b>413</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates 2016-2020

### **Occupancy Characteristics**

All housing units are classified as either owner-occupied or renter-occupied. A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied housing units, which are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.

According to American Community Survey 5-Year Estimates 2016-2020, the Town's owner-occupied housing rate was estimated at 91.4% (**Table 3-6**). In comparison, the State of Wisconsin's estimated owner-occupied housing rate 67.1%.



**Table 3-6: Occupancy Characteristics**

Occupied Housing Units	#	%
Owner-Occupied Housing Units	413	91.4%
Renter Occupied Housing Units	39	8.6%
<b>Total</b>	<b>452</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates 2016-2020

**Table 3-7: Vacancy Status**

Vacant Housing Units	#	%
For Seasonal, Recreational, or Occasional Use	1,150	96.9%
Other Vacant	34	2.9%
Sold, Not Occupied	3	0.2%
<b>Total</b>	<b>1,187</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates 2016-2020

**Table 3-7** shows that 96.9% of vacant housing units in the Town of Barnes were estimated to be for seasonal, recreational, or occasional use. This results in a large rise in population during the summer months.

### **Housing Affordability Analysis**

Many government agencies define excessive housing costs as that which exceed 30% of household income. According to the U.S. Census Bureau, selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. This can be used to measure housing affordability and shelter costs.

In the Town of Barnes, an estimated 63.7% of households with a mortgage pay less than 30% of income to cover owner costs (**Table 3-8**).

**Table 3-8: Selected Monthly Owner Costs as a Percentage of Household Income**

Selected Monthly Owner Costs as a Percentage of Household Income	%
Less than 20.0 percent	47.9%
20.0 to 24.9 percent	10.0%
25.0 to 29.9 percent	5.8%
30.0 to 34.9 percent	7.5%
35.0 percent or more	28.8%

Source: American Community Survey 5-Year Estimates 2016-2020

**Table 3-9** reveals gross rent in relation to household income. Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels if these are paid for by the renter (or paid for the renter by someone else). An estimated 25.8% of households pay more than 30% of their household income towards renting costs.

**Table 3-9: Gross Rent as a Percentage of Household Income**

Gross Rent as a Percentage of Household Income	%
Less than 15.0 percent	3.2%
15.0 to 19.9 percent	0.0%
20.0 to 24.9 percent	71.0%
25.0 to 29.9 percent	0.0%
30.0 to 34.9 percent	0.0%
35.0 percent or more	25.8%

Source: American Community Survey 5-Year Estimates 2016-2020

According to the American Community Survey 5-Year Estimates 2016-2020, the median household income in the Town of Barnes was \$65,357, compared to \$57,257 in Bayfield County, and \$63,293 for the State of Wisconsin. In the Town of Barnes, housing and related expenses totaling \$19,607 or less would be considered affordable for anyone earning the median income.

### **Housing Assistance Programs and Agencies**

There are several state, federal, and local programs and agencies that assist first time homebuyers, disabled and elderly residents, and low-moderate income citizens to meet rental/home ownership needs. Listed below are several that can be used as a starting point when a resident needs assistance.

#### ***U.S. Department of Housing and Urban Development (HUD)***

Provides subsidized housing through low-income public housing and the Section 8 Program. Under the Section 8 Program, rental subsidies are given to low-income households, including households renting private apartments.

#### ***Rural Development – United States Department of Agriculture (USDA)***

Provides housing opportunities for individuals living in predominantly rural areas. The Rural Development Program provides support for rental housing, mortgage loans for homebuyers, and support for cooperative housing development.

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

Finances housing development through the sale of bonds. WHEDA provides mortgage financing to first-time homebuyers, and financing for multifamily housing.

#### ***Bayfield County Housing Authority***

Maintains and manages apartment buildings and homes. They also have a voucher rental assistance program to provide assistance for people renting in the private sector. Currently, the BCHA does not own any properties in the Town of Barnes.

### **Town of Barnes Soils**

Soil types play an important role when planning for the future of a community. The location and types of soils assist in the evaluation of a community's potential for accommodating growth, development, and impact on natural resources. Limitations in soil capacity for drainage, strength, compaction, and attenuation capability can pose potentially costly problems to



remediate. Soils may be unsuitable for specific land uses due to the presence of rock, depth to bedrock, saturation, or shrink-swell potential. Some of the soil limitations can be overcome through engineering and site planning practices, but this can be very costly or impractical. Identification of soil types, capabilities, and limitations will allow growth and development to be allocated to the most suitable areas in order to prevent soil limitations from becoming a problem early.

Soil classifications and their properties within the Town of Barnes were determined using the Bayfield County Soil Survey. Each individual soil type has specific characteristics and limitations based on the chemical and structural composition of the soil. Soils are assigned ratings for specific common uses, such as dwellings with basements, septic tank absorption fields, and construction of local roads and streets. Soil types are also classified on their ability to support agricultural crops, recreational uses, and suitability for wildlife habitat.

Restrictive properties of particular soils are conveyed through soil ratings of slight, moderate, and severe. Restrictive features identify the soil property that creates the limitation for the specified use. The extent to which the restriction will limit a soil's use will depend on the severity of the limiting factor and/or cost incurred to correct the limitation.

A rating of slight indicates the soil properties are generally favorable for the specified use. The limitations are generally minor and may be easily overcome. Soils that exhibit slight limitations can be developed for almost any urban use with few, if any, difficulties.

A rating of moderate indicates some properties of the soil are generally unfavorable for the specified use. These properties may be overcome or modified by special planning or site design. A soil may be classified as having a moderate limitation for a variety of reasons, including excessive slope (8-15%), depth to bedrock, and shrink-swell qualities that may cause uneven settling.

A rating of severe indicates soil properties are unfavorable for a specified use and present difficulties to overcome. Such soils require major soil reclamation, special designs, or intensive maintenance. Reasons for a soil being assessed a severe limitation include flooding, excessive slope, shrink-swell potential, low soil strength, and a seasonal high water table. Soils with severe limitations should generally be regarded as unsuitable for urban uses and alternative sites should be examined.

### **Septic Tank Absorption Fields**

Septic tank absorption fields are subsurface systems of tile or perforated pipe, which distribute effluent from a septic tank into the soil. Soil properties are evaluated for both construction of the system and the absorption of effluent. Most of the soils in the Town of Barnes are considered very limited for septic systems. This is due to the high permeability of the sandy soils in the northern area and the low permeability of the bedrock/glacial till below the soils in the southern area of the Town (**Map 3-1**).

### **Construction of Dwellings With Basements**

Soils are rated for the construction of dwellings fewer than three stories in height, which are supported by footings placed in undisturbed soil. Factors, such as soil capacity to support load, resistance to settling, and ease of excavation, are examined to assess soil suitability. In the Town of Barnes, a large portion of the southern half of the Town is considered very limited for dwellings with basements. This is due to the shallow bedrock and glacial till in the area (**Map 3-2**).

### **Susceptibility to Contamination**

The Bayfield County Comprehensive Plan shows the groundwater in the Town of Barnes as having a high or high-medium risk for contamination (**Map 2-1**). This is because the sandy soils (high contamination risk) are highly permeable, and contaminants can pass through them quickly to the groundwater. Soils in the high-medium contamination risk area are shallow and on top of bedrock and highly compacted glacial till. Contaminants in these areas flow along the bedrock/glacial till until they are deposited in a wetland, lake, or river.

### **Home Locations**

**Map 3-3** shows the location of homes/cabins/mobile homes in the Town of Barnes. Home densities are highest near the lakes and then decrease the further you are away.

### **Housing and the Natural Environment**

The construction of new housing, outbuildings, or additions to an existing structure can have negative effects on the surrounding lakes and natural resources. People may clear land of trees in order to make construction more efficient and exposed earth left alone can result in erosion and sediment deposits into area lakes. After construction is completed, the type of ground cover planted is also important. Grass is aesthetically pleasing but offers little resistance to runoff into the lakes and rivers. Native shoreland vegetation and tree cover offer natural protection to erosion and sediment runoff to protect the lakes, rivers, and natural resources in the Town of Barnes. Yard lights are also a concern. Though lights do not have a direct impact on the natural environment, they do affect the way residents and vacationers enjoy the area. The Bayfield County Zoning Department has ordinances that are in place to protect the lakes, rivers, and natural resources of the County as well as to protect its northwoods character.

### **Zoning Districts**

Bayfield County divides the unincorporated areas into districts within which the uses of land will be mutually compatible. They can be found under Sec. 13-1-61 of the Bayfield County Zoning Code. The zoning districts and lot requirements are as follows:

**R-1 Residential-1.** This district provides for permanent residential developments in unsewered neighborhood environments capable of being served with required services and utilities while, at the same time, being protected from traffic hazards and the intrusion of incompatible land uses.

**R-2 Residential-2.** This district requires large lot residential development as a means of preserving the space characteristics of country living.

**R-3 Residential-3.** This district is to provide medium size lots for residential development as a means of preserving estate living.

**R-4 Residential-4.**

- (1) This district provides for permanent residential developments in neighborhood environments with water and/or sewer as well as other services and utilities. Such developments should be protected from traffic hazards and the intrusion of incompatible land uses.
- (2) Upon the installation of public sewer and/or water supply facilities in an existing unincorporated village, the area may be rezoned to the Residential4 District.
- (3) The Residential-4 District is not intended for and shall not be applied to areas outside existing unincorporated villages.

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

**F-1 Forestry-1.** This district is to provide continuation for forestry programs and to permit compatible recreational development.

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

**A-1 Agricultural-1.** This district is designed to provide areas for general agriculture and to prevent the encroachment of scattered commercial and industrial enterprises, and small lot residential development.

**A-2 Agricultural-2.** This district is to provide for large contiguous tracts that may remain in general agricultural use; no residential structures allowed.

**C Commercial.** This district is intended to provide for the orderly and attractive grouping, at convenient locations, of retail stores, shops, offices, and establishments serving the daily needs of the area.

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

**I Industrial.** This district is intended to provide for any manufacturing or industrial operation, which on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the County as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance, or other similar factors, and subject to such regulatory controls as will reasonably insure compatibility in this respect. Any use determined to be objectionable by the Planning and Zoning Administrator or the Planning and Zoning Committee on the basis of the aforementioned grounds shall be denied, subject to appeal under Section 13-1-102.

**W Conservancy.** This district is intended to be used to prevent destruction or alteration of natural or manmade resources which are considered to have valuable ecological or aesthetic

assets. All efforts should be made in these areas to preserve the qualities for which they have been set aside.

**S-W Shoreland-Wetland.** The Shoreland-Wetland Overlay District is created to accomplish the objectives contained in Ch. NR 115, Wis. Adm. Code, and Title 13, Chapter 3 of this Code of Ordinances. This district is based on the most recent version of the Wisconsin Wetland Inventory prepared by the Wisconsin Department of Natural Resources and reflected on the Surface Water Data Viewer.

**M-M Metallic Mining.** This district is to provide for large contiguous tracts that may be used for metallic mining operations; no residential structures allowed.

**Table 3-10: Bayfield County Zoning District Dimensional Requirements**

Zoning District	Minimum Area	Minimum Frontage	Minimum Average Width	Minimum Side and Rear Yards	
				Principal Building	Accessory Building
R-RB, R-1	30,000 sq. ft.	150'	150'	10'	10'
F-1, R-2, A-1	4.5 acres	300'	300'	75'	30'
R-3	2.0 acres	200'	200'	20'	20'
F-2, A-2	35.0 acres	1,200'	1,200'	75'	30'
I, C	20,000 sq. ft.	100'	100'	5'	5'
R-4	20,000 sq. ft.				
(a) Sewer/water	10,000 sq. ft.	75'	75'	10'	10'
(b) Sewer only	15,000 sq. ft.	75'	75'	10'	10'
(c) Water only	20,000 sq. ft.	100'	100'	10'	10'

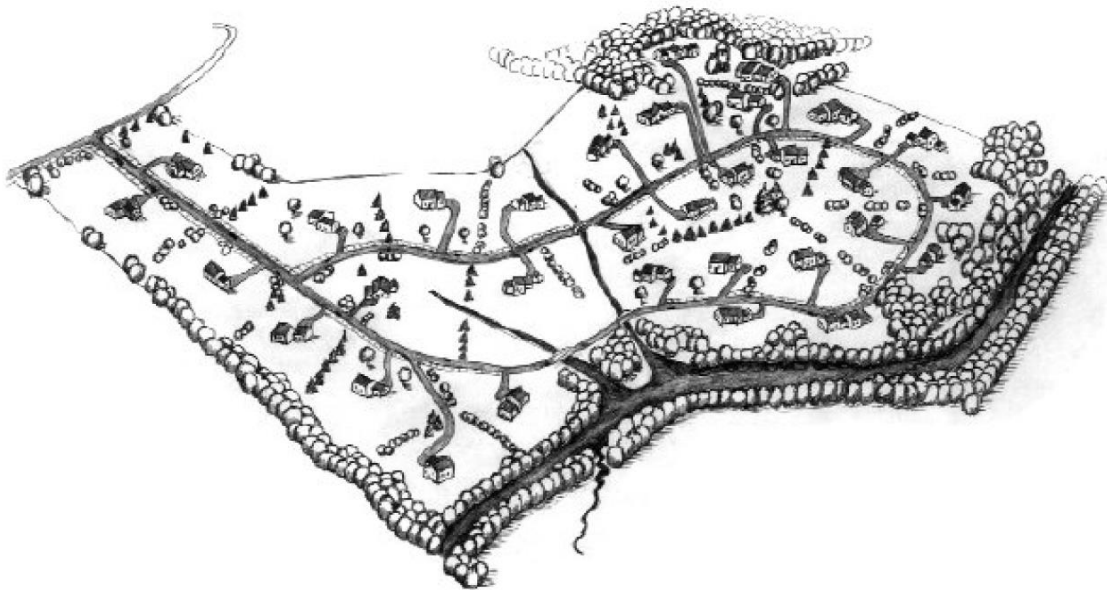
Source: Bayfield County Zoning Code

### **Conservation Subdivision/Cluster Development**

A development concept that may be appropriate in the Town of Barnes is commonly called a conservation subdivision or cluster development.

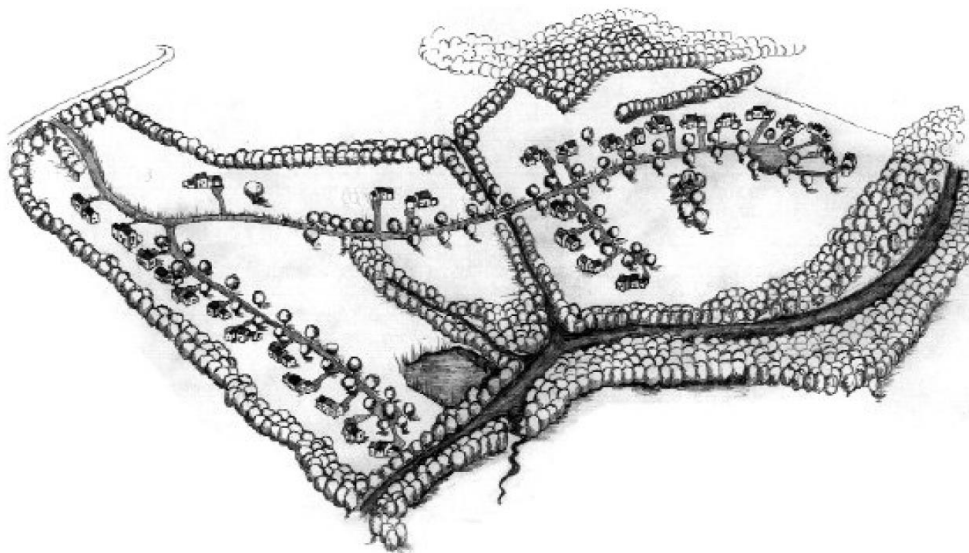
A conservation subdivision is a housing development that is characterized by compact lots and common open space, where the natural features of the land are maintained to the greatest extent possible. A conservation subdivision design can also be used as a buffer between higher density development and natural areas the Town may want to preserve.

**Figure 3-1** shows a typical subdivision layout. All of the land is divided into individual lots using all of the space. There is no green/open space for residents to enjoy.

**Figure 3-1: Typical Subdivision Layout**

Source: University of Connecticut

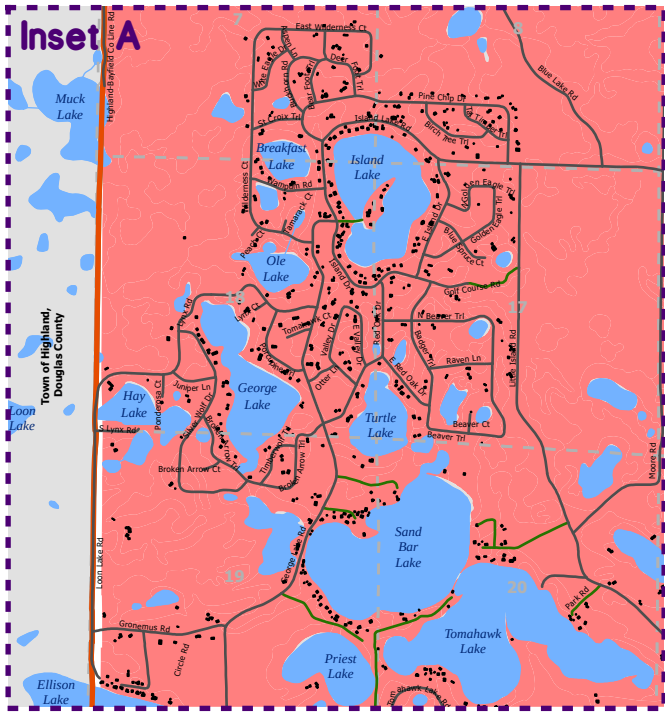
**Figure 3-2** depicts a conservation subdivision. As you can see, houses are on smaller lots and clustered together in groups. The remaining space is considered green/open space that can be used and enjoyed by all members in the subdivision. It can be left wild, or residents could work together to create a walking/cross country skiing trail. Taxes on the green/open space would be divided equally between the owners of the lots.

**Figure 3-2: Conservation Subdivision Layout**

Source: University of Connecticut

There are several advantages a conservation subdivision could bring to the Town of Barnes:

- Public services and utilities are less expensive to bring/extend to a conservation subdivision
- Open space can enhance the quality of life for residents throughout the Town, not only to subdivision residents
- Development costs and impacts are reduced
- Common open space can be used as buffers to wetlands, lakes, and other subdivisions
- Water quality is protected by decreasing the amount of impervious surfaces
- Stormwater can be stored in open spaces
- Large open spaces provide better food sources and shelter for wildlife
- Trail networks provide opportunities to meet in a friendly, informal way

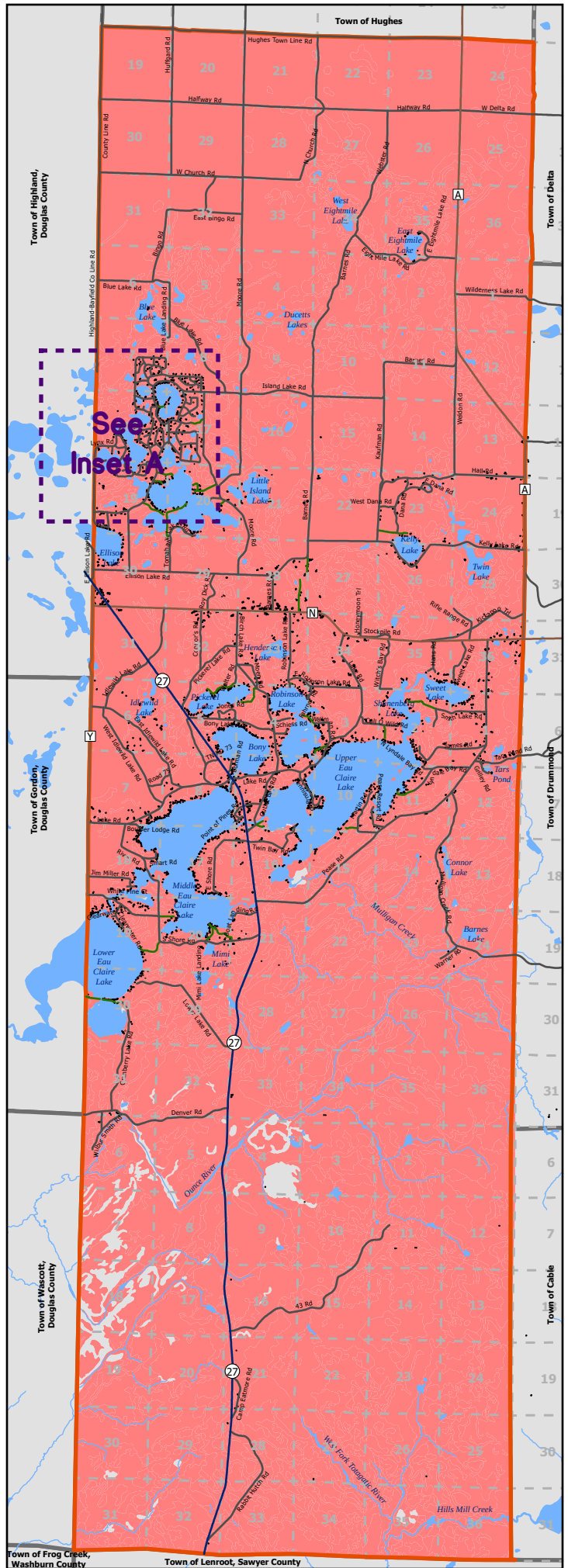


# Town of Barnes

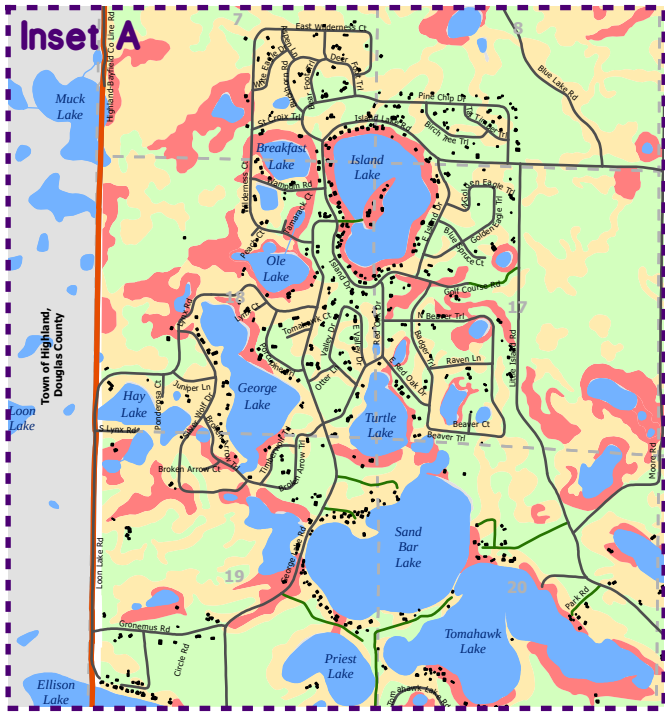
## Comprehensive Plan 2023

Map 3-1: Soil Limitations for Septic Systems

- Very Limited
- Not Rated
- State Highway
- County Highway
- Local Road
- Private Road
- ~ River/Creek/Stream
- Lake/Large River/Flowage
- PLSS Section
- Town Boundary





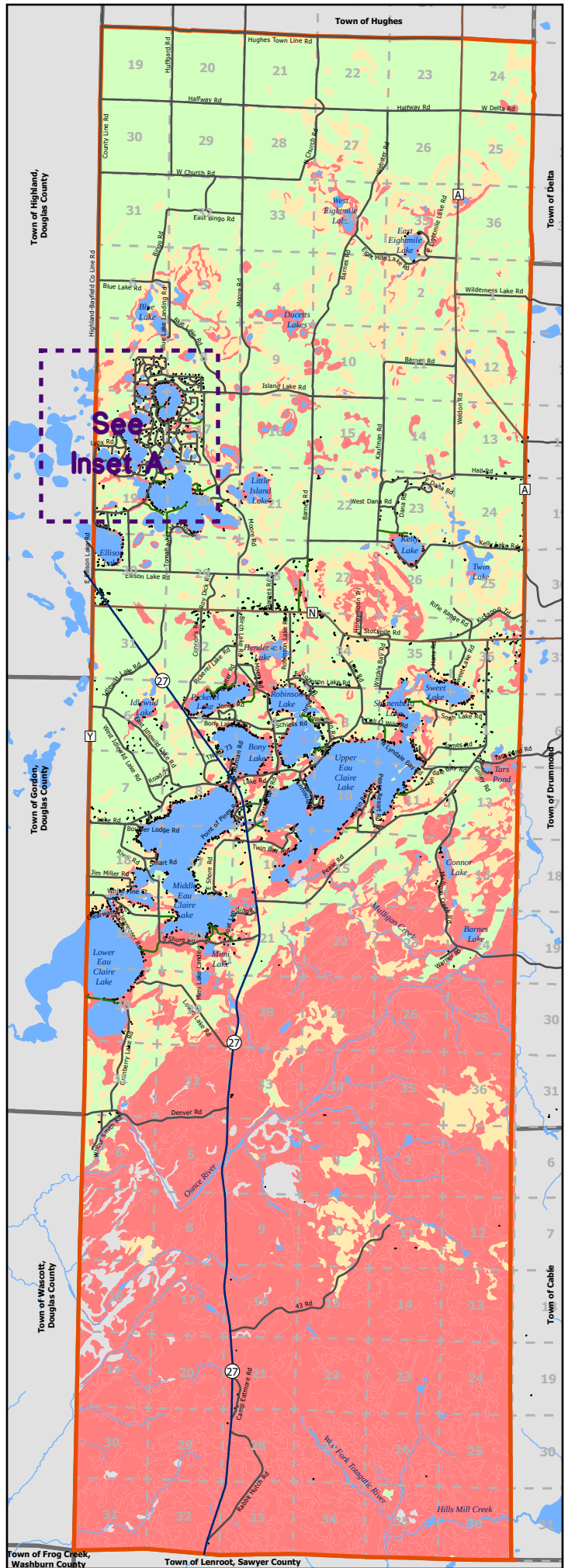


# Town of Barnes

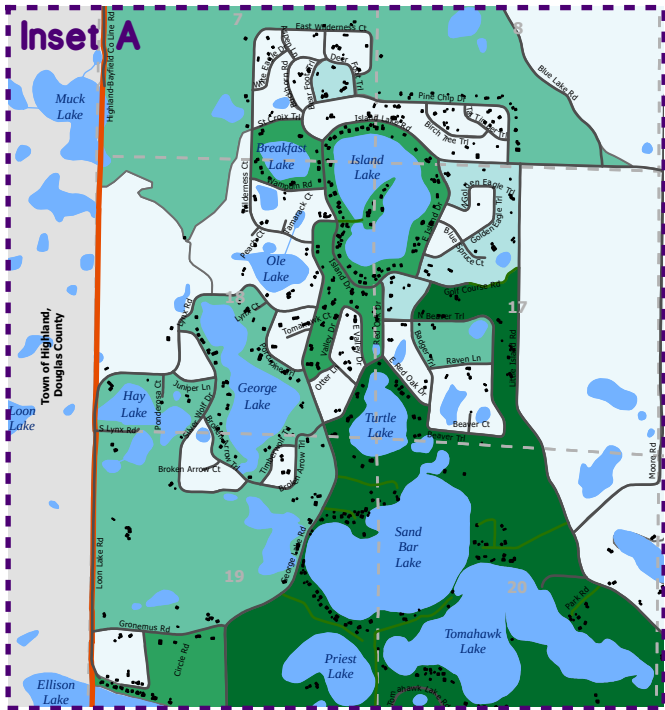
## Comprehensive Plan 2023

Map 3-2: Soil Limitations for Dwellings with Basements

- Very Limited
- Somewhat Limited
- Not Limited
- Not Rated
- State Highway
- County Highway
- Local Road
- Private Road
- River/Creek/Stream
- Lake/Large River/Flowage
- PLSS Section
- Town Boundary





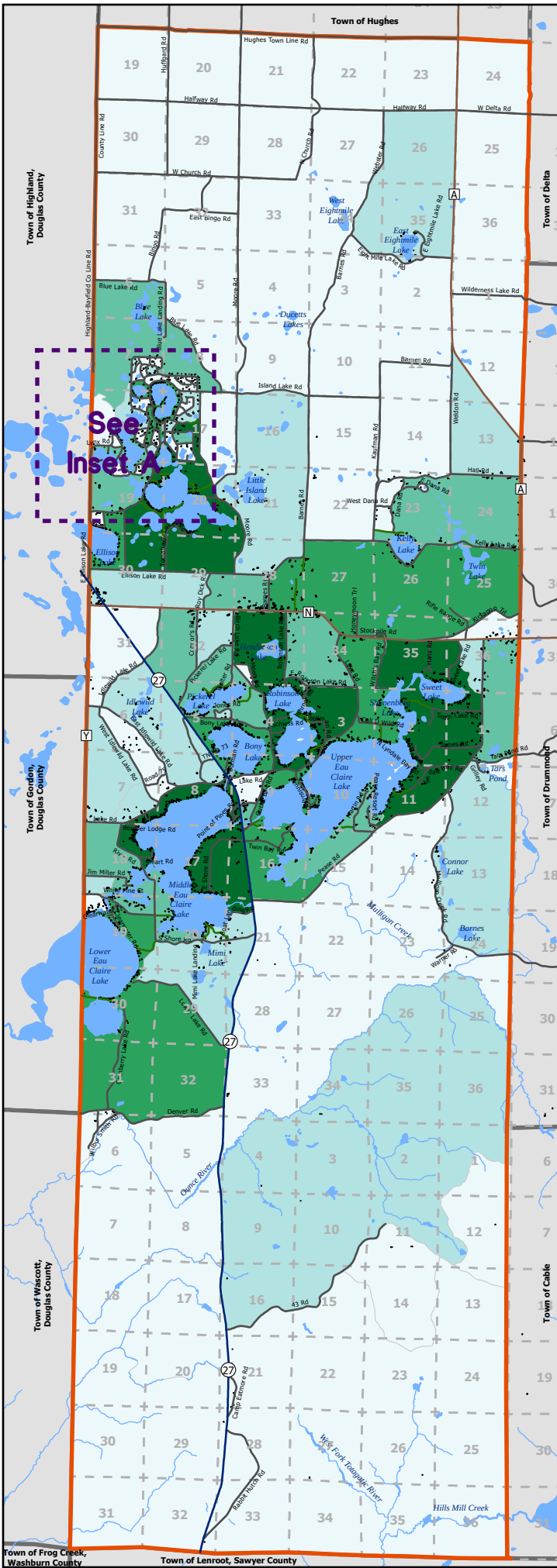


# Town of Barnes

## Comprehensive Plan 2023

Map 3-3: Homes per Census Block

- 0-3 Residents
- 4-9 Residents
- 10-14 Residents
- 15-19 Residents
- 19-31 Residents
- 32-53 Residents
- State Highway
- County Highway
- Local Road
- Private Road
- River/Creek/Stream
- Lake/Large River/Flowage
- PLSS Section
- Town Boundary



## 4. ECONOMIC DEVELOPMENT

### Introduction

Economic growth in the Town of Barnes can determine land use and future development patterns. The economies of neighboring communities and counties influence commuting patterns, job opportunities, and personal incomes of Town residents. Business and industry help diversify the Town's tax base and allow the tax burden to be spread more evenly among property owners. A strong local economic base provides an opportunity for residents to work and live in their community.

### Local Economic Base

The economic base in the Town of Barnes reflects the large seasonal population that returns to the area every summer. According to the U.S. Census 2020, the Town of Barnes had a permanent population count of 823. According to American Community Survey 5-Year Estimates 2016-2020, the Town had an estimated 1,150 seasonal housing units.

Area lakes and forests draw people who enjoy the outdoors and recreational opportunities the Town has to offer and have influenced the types of businesses in the Town. Area businesses are typically resorts and service based. The Town of Barnes has a number of resorts, inns, campgrounds, restaurants, and bars. Employment opportunities in these businesses increase during the summer months. The Town also has several contractors, a greenhouse/nursery, gas stations, convenience stores, and some smaller home-based businesses.

### Analysis of Local Workforce

Analyzing the local workforce in the Town of Barnes is useful in identifying available and future job opportunities. It is also helpful in determining if any job growth can be expected in the Town of Barnes. **Table 4-1** shows occupations of working Town residents. It does not indicate where these jobs are held. Not surprisingly, management, business, science, and arts occupations have the most workers followed by sales and office occupations, and then service occupations.

**Table 4-1: Occupations of Town Residents**

Selected Monthly Owner Costs as a Percentage of Household Income	#	%
Management, Business, Science, & Arts	140	50.9%
Service	51	18.5%
Sales & Office	56	20.4%
Natural Resources, Construction, & Maintenance	18	6.5%
Production, Transportation, & Material Moving	10	3.6%
<b>Total Civilian Employed Population 16 Years &amp; Over</b>	<b>275</b>	<b>100.0%</b>

Source: American Community Survey 5-Year Estimates 2016-2020

An estimated 90.1% of workers living in the Town of Barnes are employed in Wisconsin, but only 37.6% work in Bayfield County (**Table 4-2**). This may be due to the close proximity to Hayward, Ashland, Minong, and Superior where more employment opportunities are found.

**Table 4-2: Place of Work**

Place of Work	%
Worked in Wisconsin	90.1%
Worked in Bayfield County	37.6%
Worked Outside Bayfield County	52.6%
Worked Outside Wisconsin	9.9%

Source: American Community Survey 5-Year Estimates 2016-2020

Like most rural communities, a majority of Town workers travel to their jobs by car, truck, or van. An estimated 13.9% stated they worked from home (**Table 4-3**).

**Table 4-3: Means of Transportation to Work**

Means of Transportation	%
Car, Truck, or Van	83.6%
Taxicab, Motorcycle, or Other Means	2.6%
Worked from Home	13.9%

Source: American Community Survey 5-Year Estimates 2016-2020

**Table 4-4** indicates that an estimated 61.3% of workers travel 30 minutes or more to work. The mean travel time to work was 39.2 minutes.

**Table 4-4: Travel Time to Work**

Travel Time	%
Less than 10 minutes	7.2%
10 to 14 minutes	7.2%
15 to 19 minutes	8.5%
20 to 24 minutes	1.7%
25 to 29 minutes	1.3%
30 to 34 minutes	20.3%
35 to 44 minutes	12.7%
45 to 59 minutes	14.0%
60 or more minutes	27.1%

Source: American Community Survey 5-Year Estimates 2016-2020

### **Age of Local Workforce**

The typical labor force age group is between ages 18 to 65, assuming that 18-year-olds represent high school graduation and 65-year-olds represent the average retirement age. According to the Wisconsin Department of Workforce Development, it is estimated that 43% of Bayfield County residents will be 65 or older by 2040 and more than half will be over the age of 55. That compares to nearly 24% of residents who will be 65 or older and 35% who will be age 55 or older across Wisconsin by 2040. With the older population outnumbering the younger population, the labor force will likely decline. An older population affects the economy because they require different needs and services.

Labor force participation statistics are also a factor in studying the economy. The labor force participation rate is the percentage of the population 16 years and older that is working or actively looking for work. In Wisconsin and Bayfield County, the participation rates are 66.1% and 57.4% respectively. In the Town of Barnes, the rate is only 35.5%. As the population ages and the number of retirees increases, the participation rate will decline, again, indicating a possible labor shortage. Because of the large influx of people during the summer months, businesses may have to look outside the Town of Barnes for workers.

### **Barnes Business Park**

What was once considered the Barnes Industrial Park, is now the Barnes Business Park. The Business Park is located on a 30-acre parcel south of County Hwy N and was created to encourage economic growth. Lack of an adequate transportation system and little interest from industries led to a reconsideration of scope and purpose. The name was changed to Barnes Business Park to encourage area business entities and organizations to consider centralizing locations within the Town of Barnes. The need for an Emergency Services building led to a decision to build on two lots within the Business Park, within proximity to the emergency-use helipad.

As of 2023, there are two leaseholders: a propane company and a community organization. There are additional lots for lease or purchase. If enough business warranted, these lots could be considered for sewer and water to further encourage business or light industry needs.

### **Assessment of Strengths and Weaknesses**

Tourism, resort lodging, and recreation play a key role in the local economy. The Eau Claire Lakes Business Association is comprised of businesses in both the Town of Barnes and Gordon. In this area, there are several resorts, lodges, campgrounds, restaurants, and bars that cater to the needs of the seasonal population. The Town of Barnes is located along STH 27 and is approximately 30 miles north of Hayward and 40 miles southeast of the Duluth/Superior metropolitan area.

The downside of a strong tourism-based economy is the inflow and outflow of a seasonal population and workforce. The Town of Barnes in general has a small population to support employment needs throughout the year. The Town does not have a strong commercial or industrial tax base. As of 2023, there are two leaseholders: a propane company and a community organization.

Listed below is a summarization of strengths and weaknesses for attracting business to the Town of Barnes.

#### **Strengths**

1. Large seasonal population
2. Existing Business Park
3. Natural resources which draw people to the Town
4. Small town atmosphere
5. Retired residents who are educated and have expertise in a variety of areas

**Weaknesses**

1. Large seasonal population
2. Small, permanent population
3. Lack of existing commercial and industrial businesses
4. Reasonable proximity to other employment opportunities
5. Small available workforce
6. No low-cost housing for seasonal workforce
7. Transportation/two-lane highway
8. Lack of awareness of the Business Park

**Eco-Tourism**

Eco-tourism can attract visitors to the Town of Barnes and create job opportunities for residents. The development of biking, hiking, horseback riding, and other trail systems can make the Town a destination. Many of these trails can have multiple uses. A hiking or biking trail can be used as a cross country skiing or snowshoeing trail in the winter. Popular trails can be used to host competitive events that would draw more people to the area.

The Town of Barnes has expanded the existing trail in Tomahawk Park for multiple uses including hiking, cross country skiing, snowshoeing, and biking.

The Town has also installed a short walking trail at Barnes Town Park. Future plans will look at expanding this walking trail.

Trail development should continue to look at all existing area trails to explore the possibility of connecting to them and creating a larger network.

**Telecommuting**

The Town of Barnes supported the local Internet provider in applying for broadband grants by committing \$5,000 each year during the construction and installation of fiber optic facilities and replacing outdated copper facilities in the Town. The Town of Barnes is now 100% served by fiber optics supplying symmetrical Broadband and Voice Over IP Protocol (VoIP) phone service.

There are three cellular sites within the Town of Barnes, two on towers in the southern portion along State Hwy 27, and one on a tower in the eastern portion along County Hwy N. While towers in adjacent towns also supply service to the area, cellular service is not fully reliable due to distance and terrain.

**Redevelopment Sites**

The identification of existing contaminated or perceived contaminated sites (brownfields) for the purposes of redevelopment is very important in the growth and rebuilding of a community. Being able to redevelop those existing sites discourages rural sprawl and often eliminates blight. Due to a lack of industrial business, there are no major brownfield sites to consider for redevelopment in the Town of Barnes.

## **Economic Development Programs**

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

It is the mission of the Northwest Regional Planning Commission (NWRPC) to work cooperatively with counties, towns, and other regional organizations comprising the Northwest Regional Planning District and assist in improving and enhancing the economic conditions in the area to provide a positive economic impact and improve the region's economic prosperity. NWRPC, along with the Bayfield County Economic Development Corporation, are the two major players in providing consultation and expertise in the economic development in the Town of Barnes. NWRPC is partnered with:

- Northwest Business Development Corporation – Revolving Loan Funds
- Wisconsin Business Innovation Corporation – Business Technical Assistance
- Wisconsin Rural Enterprise Funds – LLC-Venture Capital

### ***Federal and State Programs***

Federal and State programs through the Wisconsin Economic Development Corporation and the Wisconsin Department of Transportation are also available to the Town for economic development and public facility construction.

## **Tourism, Agriculture, and Forestry Districts**

Towns have the opportunity to create districts that allow for incentives to be used for economic development and growth. These districts are called Tourism, Agriculture, and Forestry Districts (TAF). The formation of a TAF district allows the Town to allocate money to be used as incentive for economic development. The money is returned to the Town in the form of increased tax revenue. When the increased tax revenue pays off the original incentive, the tax money goes to regular taxing entities.

## 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 land use map will take into consideration the demand for land, projected population growth, the changing paper and land management industry, and other relevant factors.

### Land Use vs Zoning

The existing land use map depicts how a piece of land is being used at a certain point in time. If a parcel has a single-family home on it, the use of that land is for residential 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 (**Map 5-1**). The zoning code is the written regulation which describes minimum lot sizes, permitted uses, setbacks, etc. 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.

### Existing Land Use Classifications

The existing land use map was compiled in 2022 by identifying the land use of each parcel using Bayfield County aerial imagery, Bayfield County address points, the Wisconsin Statewide Parcel Map, and input from the Town of Barnes Comprehensive Plan Update Committee (**Map 5-2**). Existing land use is categorized according to the following classifications.

- **Agriculture:** Predominate uses include croplands, forage lands, livestock, orchards/berries, aquaculture, and dairy farming.
- **Airport:** Includes runways and/or buildings for the takeoff, landing, and maintenance of civil aircraft.
- **Bayfield County:** Lands owned and managed by Bayfield County, presumed natural area land use.
- **Commercial:** Land used for commercial purposes and intended to generate a profit. Typically include retail sales establishments, restaurants, warehouses, and storage, hotels/motels, and service establishments.
- **DNR:** Lands owned and managed by the Wisconsin Department of Natural Resources, presumed natural area land use.
- **Private Forest:** Forested lands owned by corporations (Industrial Forest designation on map) or individuals. May include lands enrolled in Forest Crop Law, Managed Forest Law, private wooded lots, or land used for producing forest products.
- **Forest Residential:** Woodlands with subordinate residential land use.

- **Local Government:** Lands used for government purposes
- **Institutional:** Lands used primarily for religious, educational, social, or cultural purposes, including major health care facilities.
- **Open Land:** Fallow fields, recently logged areas, and other predominantly unforested areas.
- **Recreation:** Lands used for purposes of recreation, for example sports fields, gymnasiums, playgrounds, public parks, beaches, swimming pools, and camping sites.
- **Residential:** Lands used for residential purposes (seasonal or year-round).
- **Right-of-way:** The area needed for traffic lanes, shoulders, ditches, etc.
- **Shoreland Improvement:** Developed waterfront (residential).
- **Utility:** Energy production, storage, transmission and distribution, communications infrastructure, water, and wastewater facilities.

Town of Barnes generalized existing land use is displayed in **Table 5-1**. Land use in the Town of Barnes is dominated by county-owned forest land at nearly 54% of the Town's total land use. The next largest land use is private forest at nearly 40% of the Town's total land use. The Town also 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 lakefront properties. Generally, parcels become larger as the distance from these areas increases.

**Table 5-1: Existing Land Use**

Existing Land Use	# of Acres	% of Acres
Agricultural	15.21	0.02%
Commercial	264.95	0.36%
Conservation	39,777.42	53.68%
Forestry & Open Space	30,536.66	41.21%
General Mixed Use	83.49	0.11%
Residential	3,309.32	4.47%
Right-Of-Way	108.93	0.15%
Agricultural	15.21	0.02%
<b>Total</b>	<b>74,095.97</b>	<b>100.00%</b>

Source: Northwest Regional Planning Commission, Town of Barnes

### **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 to these areas. Waterfront properties will continue to be the most desirable to own and demand the highest prices.

Private forestland provides space for future development or the purchase of land for recreation. The changing paper industry and land management business has resulted in requests to rezone and sell large tracts of land. More private forestland is becoming residential as owners build



retirement homes or seasonal use cabins. For people desiring recreational land, private forestland may be the most affordable.

The large amount of County forest has left northern and southern portions 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 increases in assessed values of all qualifying real estate classes, except commercial. Values for parcels that are not assessed property taxes, such as churches, municipal, schools, or non-profit organizations, are excluded from the table. As a whole, total assessed values have increased from 1.7% between 2017 and 2022.

**Table 5-2: Land Use Classifications and Tax Assessment**

Real Property Class	2017	2022	# Change	% Change
Residential	\$300,707,600	\$306,045,600	\$5,338,000	1.8%
Forest	\$12,179,200	\$12,496,600	\$317,400	2.6%
Commercial	\$8,018,700	\$7,884,600	(-\$134,100)	-1.7%
Undeveloped	\$642,800	\$653,000	\$10,200	1.6%
Agricultural	\$9,400	\$9,500	\$100	1.1%
Agricultural Forest	-	-	-	-
Manufacturing	-	-	-	-
Other	-	-	-	-
Total	\$321,557,700	\$327,089,300	\$5,531,600	1.7%

Source: Wisconsin Department of Revenue

### **Land Use Projections**

Future demand for land is difficult to predict as many social and economic influences can influence development. Projections were developed for residential, commercial, industrial, and agricultural land uses, in accordance with the requirement of Chapter 66.1001 (**Table 5-3**). These future land use demand estimates are largely dependent on population projections and should only be utilized for planning purposes in combination with other indicators of land use demand.

Residential, commercial, and agricultural demand was forecast using a linear model and comparison between assessment statistics and use acreage derived from the existing land use inventory. No industrial land was assessed in 2023 nor is it projected over the 20-year planning period.

**Table 5-3: Land Use Projections 2020-2040**

Land Use	2023 Estimate	2025 Projection	2030 Projection	2035 Projection	2040 Projection	2023-2040 Change
Residential	3,309.32	3,303.64	3,301.03	3,298.43	3,295.82	(-13.50)
Commercial	264.95	261.24	256.13	251.03	245.92	(-19.03)
Agricultural	15.21	15.21	15.21	15.21	15.21	-
Industrial	-	-	-	-	-	-

Source: Wisconsin Department of Revenue, Northwest Regional Planning Commission, Town of Barnes

### **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 (**Map 5-3**).

### **Future Land Use Classifications**

- **Residential:** Suitable lands allocated for residential housing on individually small lots. The Town's desired minimum lot size is 2.0 acres.
- **Rural Residential:** Suitable lands for residences on large-lot agricultural, open lands, or forestry parcels. The Town's desired minimum lot size is 5.0 acres.
- **General Mixed Use:** Suitable lands allocated for a mix of residential, commercial, governmental, utilities and institutional uses, commonly associated with unincorporated rural communities.
- **Commercial:** Suitable lands allocated to accommodate consumer-oriented retail and service businesses. Includes (for-profit) outdoor recreation oriented commercial uses.
- **Agricultural:** Suitable lands allocated for future agricultural uses, including aquaculture. The Town's desired minimum lot size is 10.0 acres.
- **Forestry & Open Space:** Recreation, conservation, forest products, cabins, and year-round homes. The Town's desired minimum lot size is 20.0 acres.
- **Conservation:** Lands reserved for conservation and public recreation. Future non-development areas. Includes parks and public (non-commercial) recreation areas. May also include private non-development areas.
- **Right-Of-Way:** The area needed for traffic lanes, shoulders, ditches, etc.

**Table 5-4: Future Land Use**

Future Land Use	# of Acres	% of Acres
Agricultural	184.93	0.25%
Commercial	584.20	0.79%
Conservation	39,960.88	53.96%
Forestry & Open Space	27,627.89	37.31%
General Mixed Use	70.85	0.10%
Residential	4,519.10	6.10%
Right-Of-Way	90.06	0.12%
Rural Residential	1,014.69	1.37%
<b>Total</b>	<b>74,052.59</b>	<b>100.00%</b>

Source: Northwest Regional Planning Commission, Town of Barnes

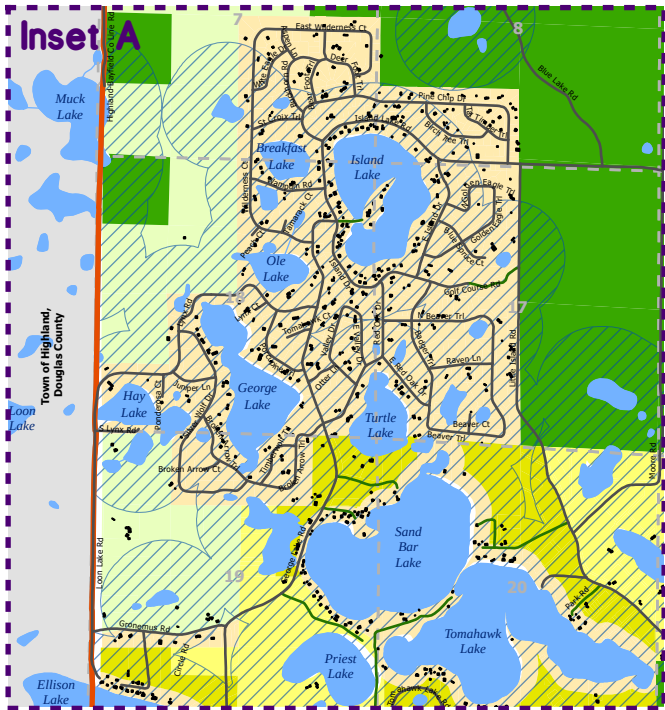
### **Development Criteria**

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

### **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.

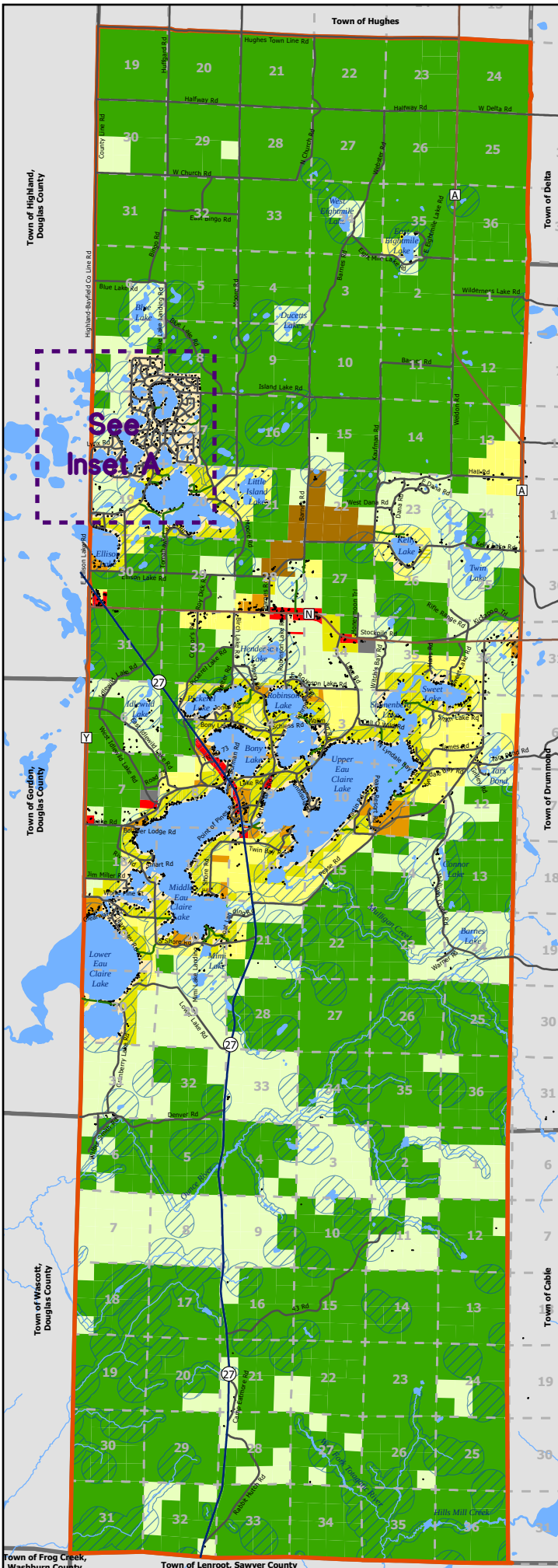


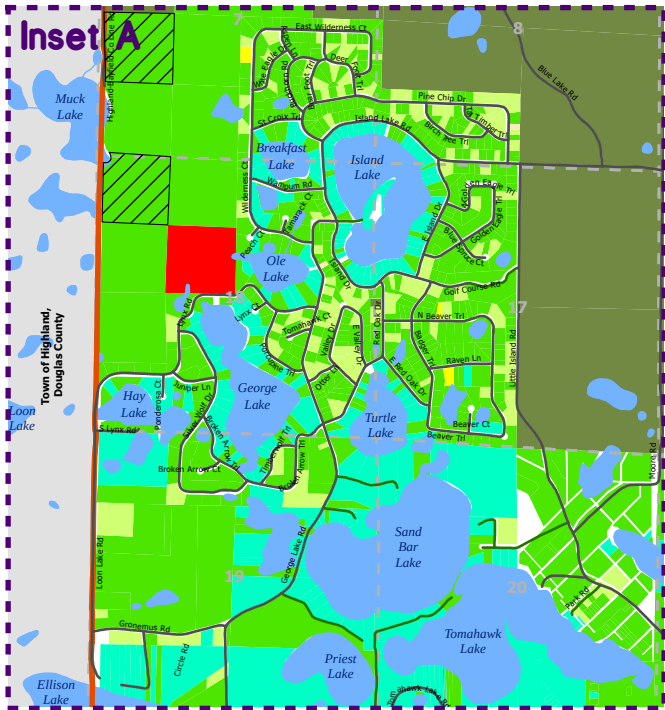
# Town of Barnes

## Comprehensive Plan 2023

### Map 5-1: Zoning

- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Residential-Recreational Business (R-RB)
- Commercial (C)
- Industrial (I)
- Forestry 1 (F1)
- Forestry 2 (F2)
- Agricultural 1 (A1)
- Shoreland Zoning
- State Highway
- County Highway
- Local Road
- Private Road
- River/Creek/Stream
- Lake/Large River/Flowage
- PLSS Section
- Town Boundary



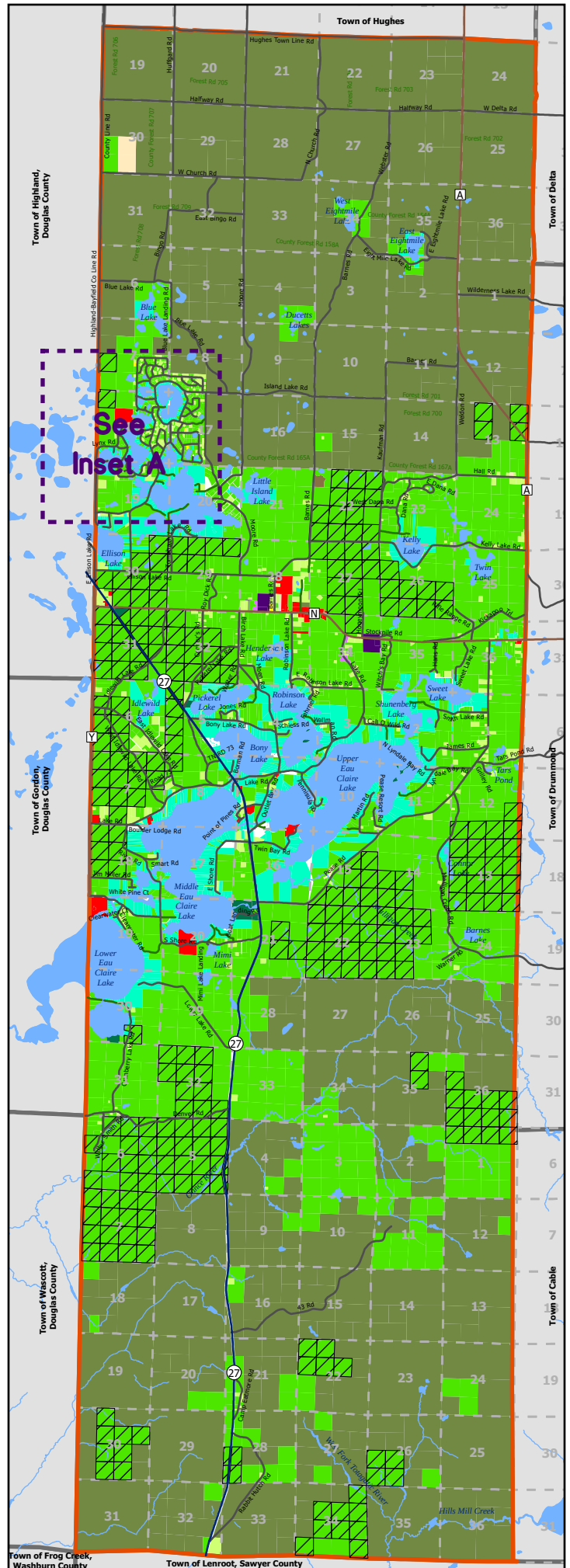


# Town of Barnes

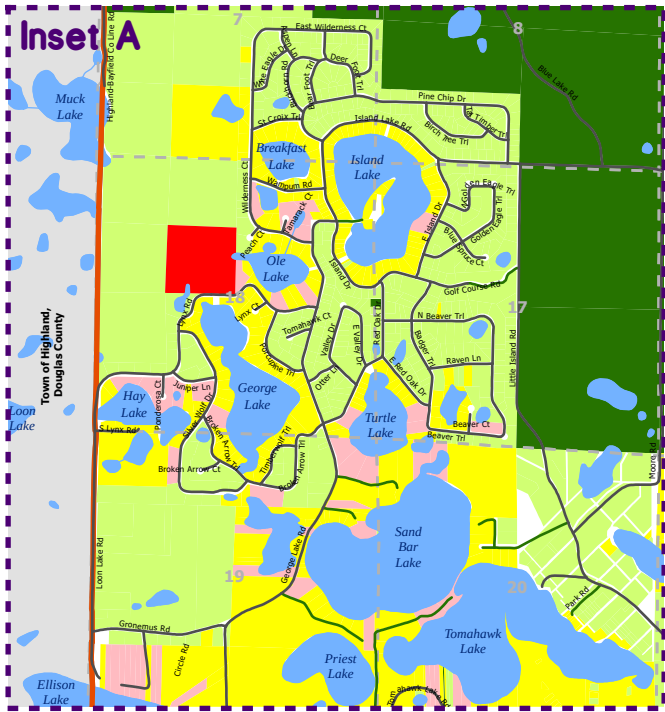
## Comprehensive Plan 2023

### Map 5 -2: Existing Land Use

- |                    |                          |
|--------------------|--------------------------|
| Agriculture        | Shoreland Improvement    |
| Airport            | Utility                  |
| Bayfield County    | Extraction               |
| Commercial         | Industrial Forest        |
| DNR                | State Highway            |
| Private Forest     | County Highway           |
| Forest Residential | Local Road               |
| Local Government   | Private Road             |
| Institutional      | River/Creek/Stream       |
| Open Land          | Lake/Large River/Flowage |
| Recreation         | PLSS Section             |
| Right-of-Way       | Town Boundary            |





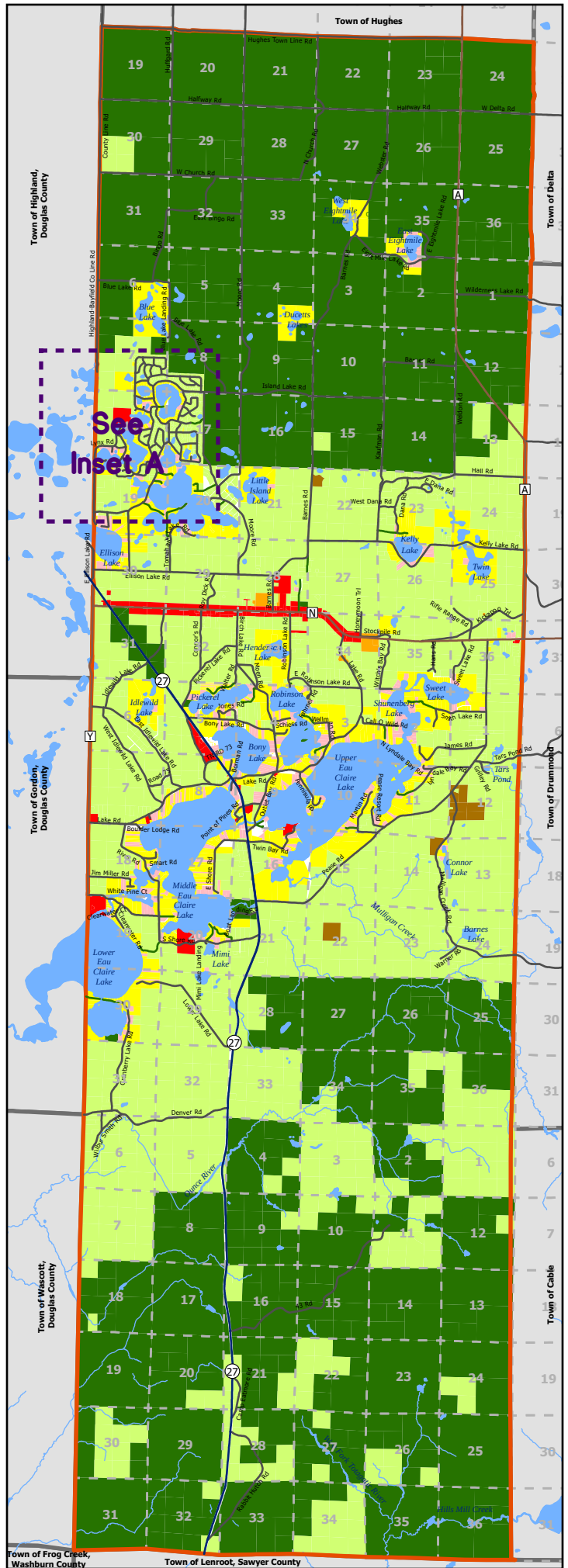


# Town of Barnes

## Comprehensive Plan 2023

### Map 5 - 3: Future Land Use

- |                       |                          |
|-----------------------|--------------------------|
| Residential           | State Highway            |
| Rural Residential     | County Highway           |
| General Mixed Use     | Local Road               |
| Commercial            | Private Road             |
| Agricultural          | River/Creek/Stream       |
| Forestry & Open Space | Lake/Large River/Flowage |
| Conservation          | PLSS Section             |
| Right-Of-Way          | Town Boundary            |



## 6. TRANSPORTATION

### Introduction

A transportation system provides for the efficient and safe movement of people and goods. It is the vital link that provides access to and from the Town of Barnes. The road network has allowed people to have access to the Town's valued natural resources, which has resulted in a large increase in seasonal homes. Transportation is not exclusive to vehicles. Biking and hiking trails allow people to enjoy passive recreation. Some transportation options are limited due to the rural nature of the Town.

### Modes of Transportation

The movement of people and goods is accomplished through a variety of transportation modes. These modes include car, truck, rail, transit, ship, air, bicycle, and walking. For the most part, each mode fits a particular need. Automobiles function as the dominant mode for the movement of people throughout the Town of Barnes. Trucking provides for the rapid movement of goods and products over the highway network. Air travel moves people and lightweight products quickly over long distances. Shipping provides transport through waterways. The railroad functions primarily for the movement of bulk commodities over long distances while bicycle paths and walking trails provide for the movement of individuals.

### Roads

The road system in the Town is composed of three different road surfaces: paved, gravel, and sand (**Map 6-1**).

### Functional Classification System

Roads in the Town of Barnes are classified according to their function and jurisdiction. Classifications are divided into urban and rural categories based on population. Because the population of the Town of Barnes is below 5,000, it falls under the rural functional classification system. **Map 6-2** illustrates the functional classification of roads. In the future, some local roads may be elevated to a higher classification as traffic volumes increase. The functional road classifications are explained below:

**Principal Arterials:** Serve interstate and interregional trips. These routes generally serve all urban areas greater than 5,000 people. The rural principal arterials are further subdivided into 1) interstate highways and 2) other principal arterials. The Town of Barnes does not have any principal arterials.

**Minor Arterials:** In conjunction with the principal arterials, they serve cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movements. The only existing principal arterial is State Highway 27 (State jurisdiction).

**Major Collectors:** Provide service to moderate sized communities and other intra-area traffic generators, and link those generators to nearby larger population centers or higher function

routes. County Highways N, A (County jurisdiction), and Pease Road (local jurisdiction) are classified as major collectors.

**Minor Collectors:** Collect traffic from local roads, and provide links to all remaining smaller communities, locally important traffic generators, and higher function roads. All developed areas should be within a reasonable distance of a collector road. Lake Road, Denver Road (both local jurisdiction), and County Highway Y (County jurisdiction) are minor collectors in the Town of Barnes.

**Local Roads:** Provide access to adjacent land and provide for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads. Some roads that are currently designated as local roads may be changed to collector roads in the future. The remaining roads throughout the Town are considered local and/or private.

### **Traffic Volumes**

Traffic volumes have generally increased in the Town of Barnes. **Table 6-1** shows the annual average daily traffic as calculated by the Wisconsin Department of Transportation. **Map 6-3** shows locations where these counts were taken. The overall increases can be attributed to two main factors. First, residents of the Town and surrounding area are making more frequent trips for shopping, commuting to work, visiting friends, etc. Secondly, tourism, especially in the summer, brings significant numbers of people into and through the Town of Barnes. It is expected that the amount of traffic will continue to increase in the future. The increased traffic will accelerate road degradation and may require local roads to be upgraded to operate at a higher function.

**Table 6-1: Annual Average Daily Traffic**

Year	STH 27 2.5 MI N of Bayfield-Sawyer Co Line	STH 27 Between Pease & Twin Bay Roads
2006	820	-
2009	930	790
2012	780	720
2018	840	1,100

Source: Wisconsin Department of Transportation

### **Town Roads**

The Town of Barnes has a total of 149.2 miles of roads. Roads that are paved make up about 45.5 miles. Gravel roads make up 17.7 miles, and sand roads make up the remaining 86 miles. Most of the roads in the populated areas near the lakes are paved or gravel. The majority of sand roads are found in the north portion of the Town.

Some of the biggest challenges to maintaining Town roads are the varying widths of right-of-ways and early road construction methods. Narrow right-of-ways make road widening, stormwater runoff control, and brush clearing difficult because of the lack of space to implement these actions.



Early roads were built by leveling the ground, and over time, due to continual grading, flat roads have developed with berms on each side. Some of these roads do not drain properly and require higher maintenance costs which could be reduced by establishing road design standards.

The Town’s Roads & Rights of Way Committee serves in an advisory capacity to the Town Board and performs duties including assessing potential projects involving maintenance and improvement of roads.

**Driveways, Setbacks, and Parking Lots**

Driveways, setbacks, and parking lots can have a lasting effect on the Town’s northwoods character by making structures and vehicles highly visible. Many existing conditions, such as parking lots that are extensions of the roads, are the result of limited regulations and standards in the past.

There are several actions the Town may want to consider to preserve the northwoods character of the community. Driveway access points to properties could be limited and curved driveways encouraged to reduce the visibility of a structure. Front yard setbacks may be increased to set structures farther back from roads. **Table 6-2** shows current setback requirements. Also, parking design standards could be developed to make large parking lots less visible.

The Town of Barnes has a Driveway Ordinance (Chapter 17) which regulates the location and construction of any private access road (private driveway) that will intersect any public road in the Town of Barnes. The ordinance sets forth an orderly procedure for obtaining a driveway permit, and establishes driveway permit fees and penalties for failure to obtain a required driveway permit.

**Table 6-2: Bayfield County Highway Setbacks**

Class of Highway	Setback from Centerline	Setback from Right of Way Line
State & Federal	110’	50’, whichever is greater
County	75’	42’, whichever is greater
Town	63’	30’, whichever is greater

Source: Bayfield County Zoning

**Future Road Improvement Projects**

The Town of Barnes entered into an agreement with engineering and consulting firm Morgan & Parmley, LTD of Ladysmith in 2019 to prepare a Road Management Plan. The Road Management Plan uses road inventory, traffic counts, PASER ratings, bridge inspections, and other factors to assist in planning projects over a rolling five-year period. The Plan is reviewed annually to update project deadlines and add new projects.

The Town of Barnes is committed to road safety and encourages all road maintenance, reconditioning of roads, and clearing of road rights-of-way to meet State Road Standards. Significant future infrastructure improvements include bridge replacements, improving safety at

intersections, and widening of rights-of ways to improve visibility. Future Road Improvement Projects are developed by using Town of Barnes' Road Management Plan as a guide, but projects are governed by availability of budgeted funds.

When possible, the Town partners with the Wisconsin Department of Transportation and the Bayfield County Highway Department to mitigate hazards and make improvements to State and County Highways traversing the Town of Barnes.

The State of Wisconsin maintains State Highway 27 and has recently upgraded many of the culverts along the highway in the Town of Barnes. The State also maintains bridges over the Ounce River and the Eau Claire River along State Highway 27.

The South Shore Road Bridge above Bayfield County's historic lock and dam is listed in the Federal Registry. Replacement and maintenance of the bridge is the State's determination, and the bridge will be replaced in 2023. Regular maintenance is done through a collaborative effort of the Wisconsin Department of Transportation, Bayfield County Highway Department, and Town of Barnes Highway Department.

The Bayfield County Highway Department maintains major collector highways, County Highway N and County Highway A. Bayfield County plans to improve these highways in the near future with three-inch course for safety purposes and to allow non-weight restrictions year-round. There are no existing bridges along these highways within the Town of Barnes.

### **Road Expenditure Planning**

With infrastructure comes maintenance. A sound transportation plan should be able to foresee and responsibly plan for upcoming expenses. Two ways of doing this are by participating in the PASER program and devising a Capital Improvements Plan (CIP). Pavement ratings can be used for planning maintenance and budgets for local roadways. In 2001, a state statute was passed that requires municipalities and counties to assess the physical pavement condition of their local roads. A common method of doing this is referred to as Pavement Surface Evaluation and Rating or PASER. PASER rates roadways from Failed (needs total reconstruction) to Excellent (no visible stress). PASER allows for better allocation of resources, a better understanding of pavement conditions, and allows for long-term planning. The Town of Barnes had its first PASER inventory completed in 2001.

A Capital Improvements Plan is a long-range strategy that matches the costs of future capital improvements to anticipated revenues. A CIP usually identifies projects and associated costs over a 5-year period and should be updated every year.

### **Rail**

Demand for rail services in the Town of Barnes and Bayfield County has been limited. Currently, there is no active rail service in Bayfield County. The nearest access to freight service is the Duluth/Superior area and the City of Ashland. The nearest passenger service is Amtrak and is located in St. Paul, Minnesota.

**Public Transportation**

Namekagon Transit, located on County Highway B in Hayward provides public transportation services to southern Bayfield, Sawyer, Washburn, and Barron Counties, and the LCO Reservation. There is a door stop services route (reservations required) that travels through Barnes, Cable, Drummond, and Hayward.

**Transportation for the Elderly and Disabled**

Bayfield County currently offers elderly and disabled residents transportation service. This service relies on volunteers to transport elderly and disabled residents in the Town of Barnes and throughout the County. The cost for the ride is based on a sliding scale depending on the purpose of the trip.

**Air Transportation**

Air transportation is not directly provided to the residents of the Town of Barnes. While there is a private airfield within the Town of Barnes, the closest public airport for commercial flights is the Duluth International Airport located in Duluth, Minnesota. The airport is approximately 50 miles away and offers connections to the Minneapolis/St. Paul International Airport in the Twin Cities. Area airports can be found in Solon Springs, Hayward, Cable, Drummond, Oulu, Superior, Ashland, and other locations.

**Water Transportation**

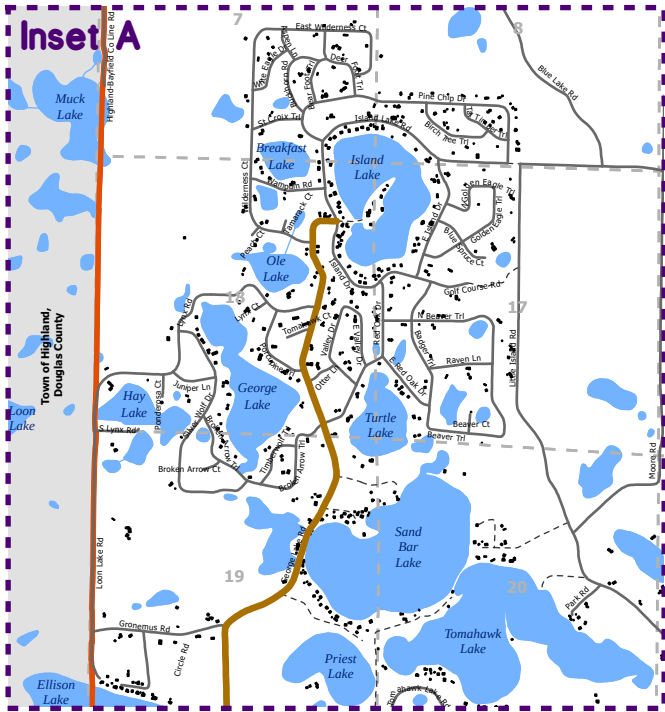
The Duluth/Superior area offers the closest water transportation facilities.

**Truck Transportation**

Commercial trucking in the Town of Barnes is accommodated by State Highway 27 and County Highways A, N, and Y.

**Bicycles and Pedestrian**








There are no sidewalks or trails in the Town of Barnes used for transportation. There are some trails in Tomahawk Park that are used for recreation. Those trails are addressed in Chapter 7.

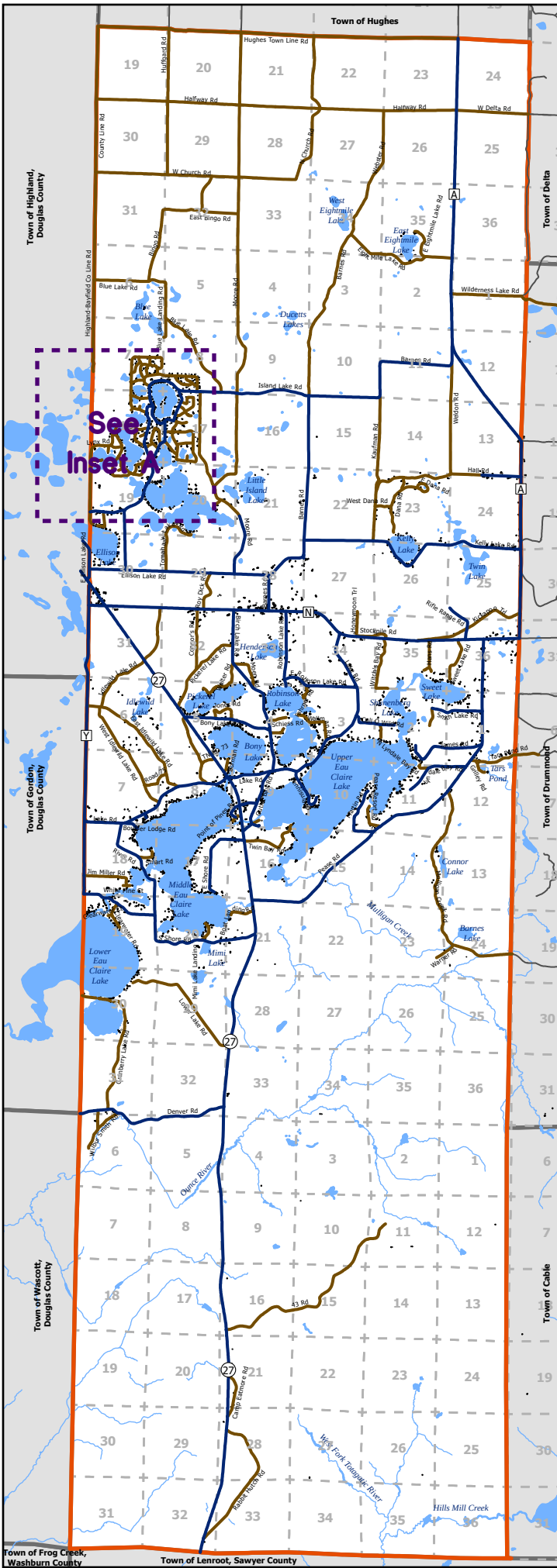


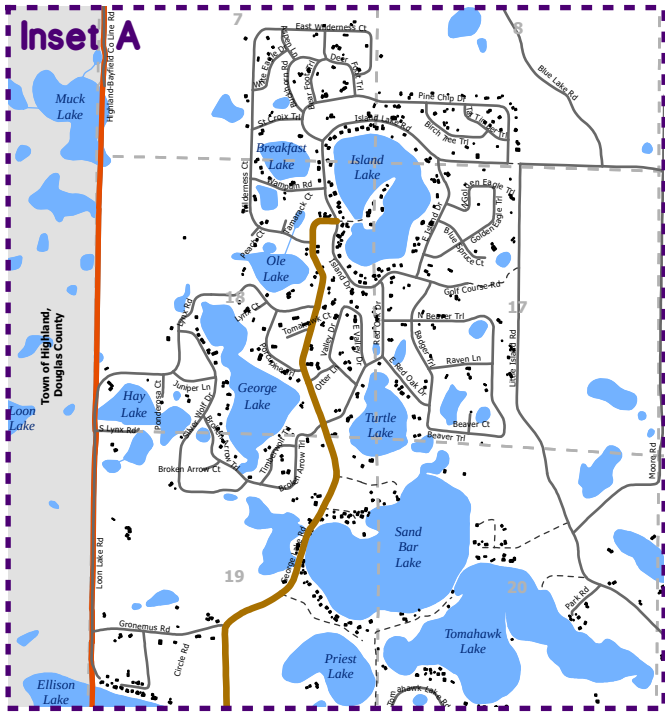
# Town of Barnes

## Comprehensive Plan 2023

Map 6-1: Road Surface

-  Paved Surface
-  Gravel Surface
-  Private Road
-  River/Creek/Stream
-  Lake/Large River/Flowage
-  PLSS Section
-  Town Boundary













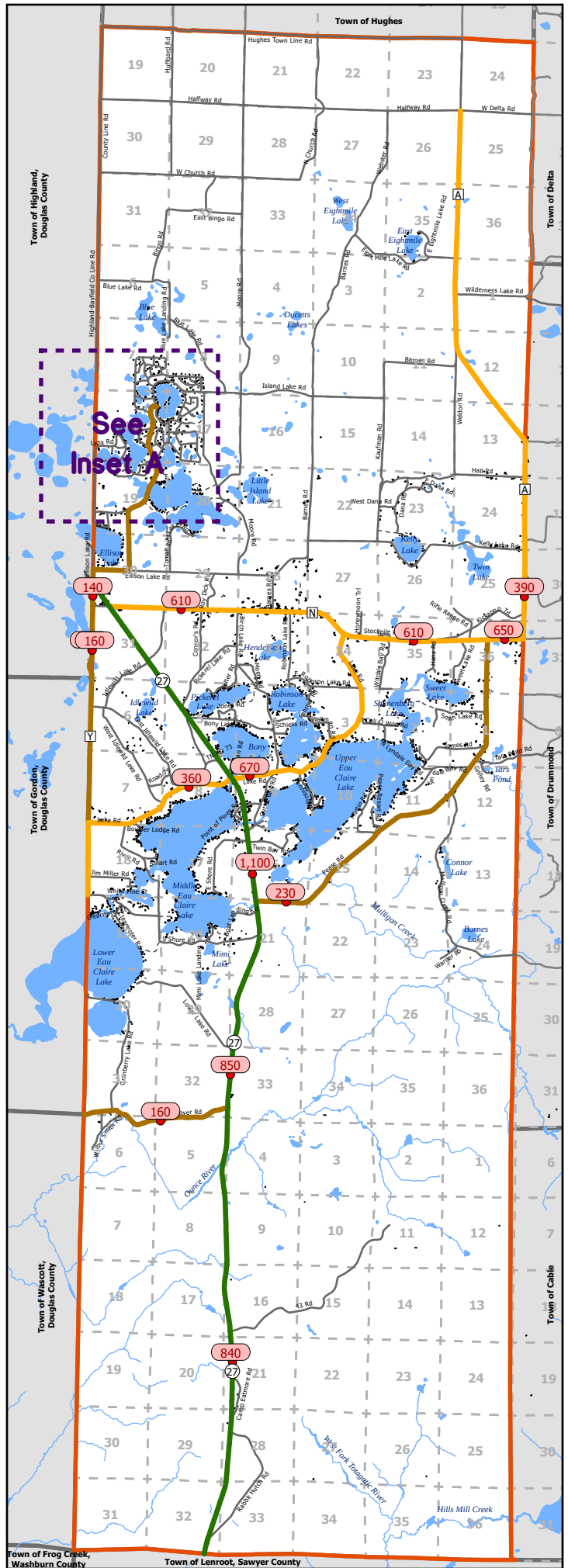


# Town of Barnes

## Comprehensive Plan 2023

Map 6-2: Functional Classification and Average Annual Daily Traffic

-  Average Annual Daily Traffic
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Local Road
-  Private Road
-  River/Creek/Stream
-  Lake/Large River/Flowage
-  PLSS Section
-  Town Boundary



## ***7. COMMUNITY FACILITIES AND UTILITIES***

### **Introduction**

This chapter inventories community facilities and utilities available in the Town of Barnes (**Map 7-1**). It is intended to identify future needs and allow the Town to prioritize and plan for them. Facilities such as parks and trails serve residents and visitors and can have a positive economic benefit. Other facilities add to the quality of residents' lives. The availability of utilities can attract new development and businesses to the area. Because of its rural nature, the types of facilities and utilities are limited.

### **Cemeteries**

The Barnes Memorial Cemetery is located on Ellison Lake Road and was first used as a cemetery in 1924. The cemetery is managed by a seven-person committee approved by the Town Board. The committee addresses cemetery-related issues that arise and presents solutions to the Town Board. The committee is assisted by a few grounds and maintenance staff. Funding for the cemetery comes from the sale of burial plots and Town property taxes. Currently, the cemetery uses about eight acres of a 40-acre parcel that is owned by the Town of Barnes.

### **Health Care Facilities**

There are no health care facilities located in the Town of Barnes. The St. Mary's/Duluth Clinic Health System has a clinic located in Hayward that offers family practice, general surgery, and internal medicine services. The Hayward Area Memorial Hospital is a 25-bed critical access hospital that is connected to medical clinics, a long-term care center and assisted and independent living apartments. Other health care options can be found in Ashland, Duluth/Superior, and the Twin Cities Metropolitan Area.

### **Child Care Facilities**

There are no licensed child care facilities in the Town of Barnes. Future demands will likely be met by local residents offering child care in their home.

### **Fire/Ambulance**

A new Emergency Services building was constructed in 2019 in the Business Park on CTH N. A helipad is located on the same property allowing access to emergency helicopters.

The Fire Department consists of a Chief appointed by the Town Board, Assistant Chief, Secretary-Treasurer, and other such members of said fire department as may, from time to time, be appointed by the Fire Chief and approved by the Town Board. The department may be involved with other emergency operations deemed necessary for the protection of life and property.

The Barnes Ambulance Service is certified Basic Life Support (BLS) service staffed by volunteer EMTs and has mutual aid agreements with several services from surrounding areas. The Town

Board appoints the Ambulance Director. The Ambulance Director oversees the Assistant Ambulance Director, Secretary-Treasurer, Training Officer, and any full-time or volunteer EMTs.

### **Town Hall**

The first Barnes Town Hall was built in 1905. The current Town Hall, located on County Highway N has a meeting room, restrooms, and a kitchen. It is used for Town meetings, elections, and a meeting place for various local organizations.

A new Town Office was recently built on the same property as the existing Town Hall. This building has two offices, a file room, bathroom, and meeting room.

### **Town Garage**

The Town Garage has complete ownership of the building on CTH N after EMS services moved to a new building. The current Town Garage is insufficient for equipment, and work that needs to be accomplished to care for 126 square miles of the Town of Barnes. The existing building lacks efficient heating and cooling, has major roof concerns, and other structural concerns.

The salt/sand building was condemned in 2023 and was replaced later that same year.

### **Libraries**

The Town of Barnes does not have a public library. Residents who want library services use those in Solon Springs, Drummond, or Hayward.

### **Museum**

The Barnes Area Historical Association (BAHA) Museum is located at the corner of County Highway N and Lake Road. The museum opened in 2016 with a purpose of sharing the history of the Barnes Area through preservation and education. The museum is open to the public from May through September. Visits and tours can be arranged during off hours by contacting a BAHA Board Member.

### **Schools**

The Town of Barnes is part of the Drummond Area School District. The K-12 facility, located at 52440 Eastern Avenue, was built in 1992 and had further additions in 1994-96. Enrollment was at 324 students for the 2021-22 school year. Approximately 51.5% of students attend preschool through grade 6, 16.7% of students attend 7th and 8th grade, and 31.8% of students attend grades 9-12.

### **Postal Service**

Residents of the Town of Barnes receive rural mail delivery from the US Postal Service in Solon Springs or Gordon.

## **Parks and Trails**

Tomahawk Park and Barnes Town Park are managed by the Barnes Recreation Committee. The committee has eight members, and their responsibilities include overseeing the park's needs and making recommendations to the Town Board. The Town also has numerous boat landings.

**Barnes Town Park:** Located behind Barnes Town Hall on County Highway N

- Tennis Courts
- Pickleball Courts
- Basketball Court
- Ball field
- Tetherball
- Pavilion
- Ice Skating/Roller Rink - Lighted Ice Rink
- Playground equipment
- Walking path around perimeter of park

**Tomahawk Lake Park:** Located on Moore Road

- Public Beach
- Tomahawk Lake Ski Trail and Warming Hut
  - Mountain Biking
  - Hiking
  - Classical/Skate/Cross Country Skiing
  - Snowshoeing
- Sliding Hill
- Accessible fishing dock

### **Boat Landings:**

- Tomahawk Lake: Located at the park on Moore Road
- Island Lake : Located on Island Drive
- Robinson Lake: Located on Robinson Lake Road
- Pickeral Lake: Located on Pickeral Lake Road
- Upper Eau Claire Lake: Located on Island Road, also known as Peninsula Road
- Middle Eau Claire Lake: Located off State Highway 27 between East Shore Road and South Shore Road

Residents of the Town of Barnes also enjoy walking along logging roads on land open to the public. The Wisconsin Department of Transportation identifies State Highway 27 as having moderate conditions for bicycling. County Highways Y, N, and A are identified as the best routes for bicycling. The Town may want to consider paved shoulders, appropriate signage, and pavement markings to indicate these as bike routes. An alternative would be a bike trail along these roads to improve safety.



### **ATV and Snowmobile Trails**

The Lake Country ATV Club maintains ATV trails in the Town of Barnes. Membership fees are used to maintain the trail. State fees are collected from out of state users and dispersed to clubs based on the length of trails. The Lake Country ATV Club is responsible for signage.

The Barnestormers Snowmobile Club is responsible for trail development and maintenance in the Town of Barnes. Club members brush trails, obtain easements, and take care of signage. Trails that are properly maintained are groomed by the Snowmobile Alliance of Bayfield County. A trail groomer is stored in the Town of Barnes.

### **Rifle Range**

The rifle range is located on Rifle Range Road, north of County Highway N. It is owned by the Town of Barnes but maintained by the Eau Claire Lakes Conservation Club. Annual maintenance costs are met by private donations. The rifle range is open year-round and is open to the public. The rifle range has targets for rifle, handgun, and black powder target shooting. There are also archery targets available. No future improvements are anticipated at this time.

### **Water Supply**

All water in the Town of Barnes is supplied by private wells. It is anticipated that the available water supply is adequate to meet the future needs of the Town. A community well may be needed if groundwater contamination ever occurs or if a proposed Conservation Subdivision Ordinance requires it.

All wastewater treatment needs in the Town are served by private onsite wastewater treatment systems (POWTS). POWTS are commonly referred to as septic systems or holding tanks. Failing systems can have a negative impact on groundwater and surface water quality. Beginning in 2006, Bayfield County enacted stricter controls over POWTS to ensure they are inspected and pumped. Compliance will ensure the systems will work properly and not harm the Town's water resources. If the Town develops a Conservation Subdivision Ordinance, the use of smaller "common" systems may be required.

Groundwater contamination or lake degradation due to failing systems can be addressed by replacement of a failing system or by the creation of a sanitary district. A sanitary district would result in the creation of a wastewater treatment plant. A sanitary district can be created by residents who petition the Town to create the district. If 51% of the residents or owners of 51% of the land within the proposed district sign the petition, the Town Board must conduct a public hearing to determine if the district will be created. The Wisconsin DNR can also require a sanitary district to be formed if local government is unresponsive to the decline of water resources due to a failing system.

### **Stormwater Management**

The Town of Barnes does not have a stormwater system. Stormwater is generally handled by ditches and culverts. In the Town of Barnes, stormwater runoff creates problems with road maintenance. Many roads were not designed with ditches or crowned surfaces. The roads hold water after a storm event. The Town has design standards for future road construction to avoid

this problem. The addition of impervious surfaces and pre- and post-construction practices have an impact on the quality and quantity of stormwater runoff and its impact on the Town's water resources. Stormwater and its relation to water quality and quantity are discussed in Chapter 2.

### **Solid Waste Disposal/Recycling**

The Town of Barnes Transfer Site & Recycling Center is located east of Lake Road on County Highway N. Residents can bring their garbage, recyclables, brush/leaves, and scrap appliances and tires to this site. Residents can contract individually with Waste Management for home pickup. Hazardous materials are collected during Bayfield County's summer Cleansweep program. Currently, the Transfer Site is meeting the needs of the residents.

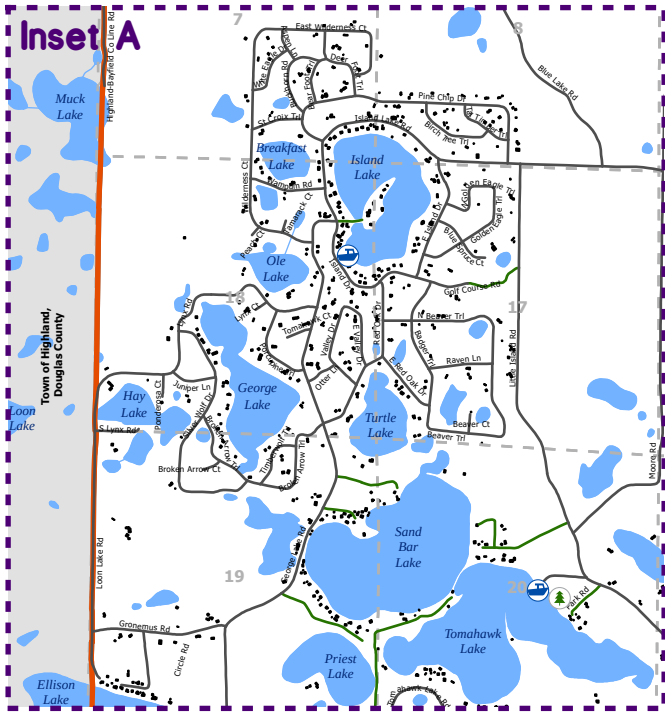
### **Telecommunication Facilities**

Chequamegon Communications provides telephone service to the Town of Barnes. The Town of Barnes is served by 100% fiber optics supplying symmetrical Broadband and Voice Over IP Protocol (VoIP) phone service.

There are three cellular tower sites within the Town of Barnes, two in the southern portion along State Hwy 27, and one in the eastern portion along County Hwy N. While cellular tower sites in adjacent towns also supply service to the area, cellular service is not fully reliable due to distance and terrain.

### **Transmission Lines**

There are no transmission lines within the Town of Barnes. Electricity is provided by Bayfield Electric Cooperative of Iron River and Dahlberg Light and Power Company of Solon Springs. It is anticipated that these companies will continue to meet the needs of the Town residents and businesses.

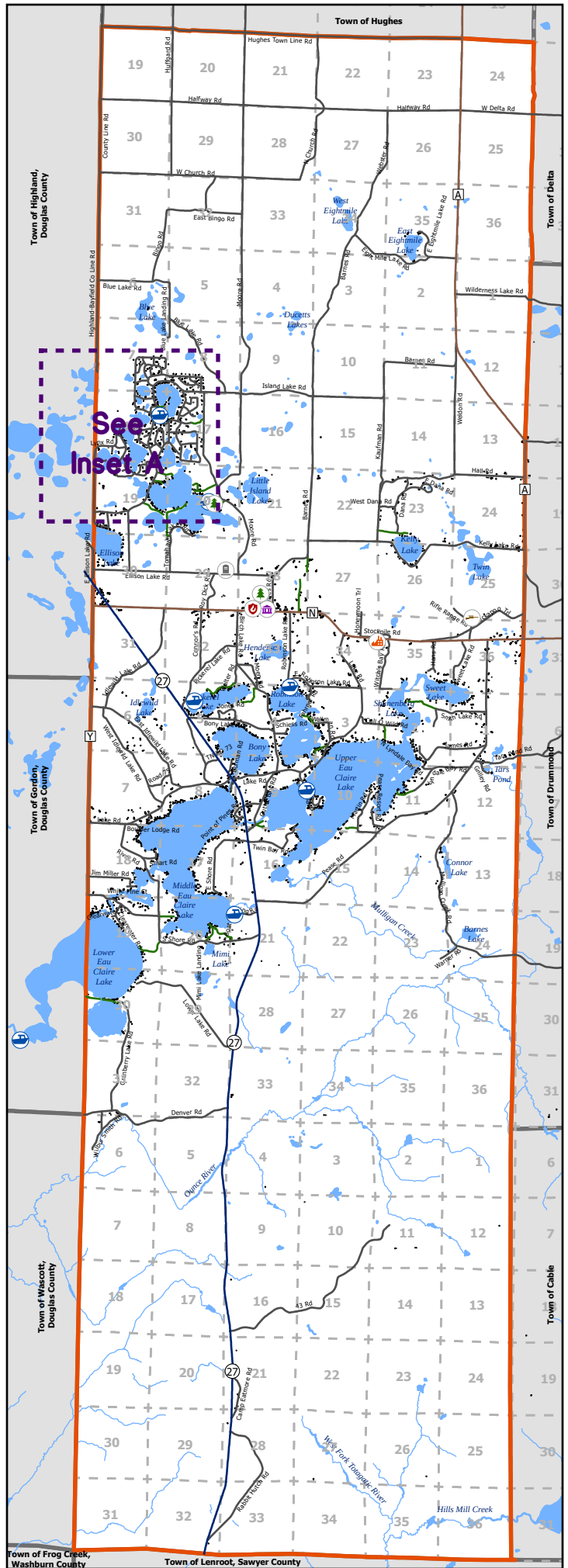


# Town of Barnes

## Comprehensive Plan 2023

### Map 7 - 1: Community Facilities

- Cemetery
- Park
- Rifle Range
- Town Hall/Town Shop
- Transfer Station
- Fire Hall/EMS
- Boat Launch
- State Highway
- County Highway
- Local Road
- Private Road
- River/Creek/Stream
- Lake/Large River/Flowage
- PLSS Section
- Town Boundary



## **8. INTERGOVERNMENTAL COOPERATION**

### **Introduction**

In many rural communities, it is difficult and expensive to provide services to residents. Intergovernmental cooperation and coordination with neighboring governments and agencies can help improve service coverage, reduce potential costs, share expertise, and increase understanding between communities. Cooperation can be developed over time.

### **Existing Agreements**

- The Town has adopted Bayfield County Zoning and relies on the County for information on zoning changes, variances, and enforcement.
- The Town of Barnes EMS Department has mutual aid agreements with the Bayfield/Ashland EMS Association and Gold Cross from Douglas County. The department also has contracts with the Town of Highland in Douglas County for services.
- The Barnes Fire Department has mutual aid agreements with Bayfield County and Highland Township in Douglas County.
- Barnes/Eau Claire Lakes Property Owners Association works to protect the Eau Claire Chain of Lakes and includes Town of Barnes and Town of Gordon (Douglas County) residents.
- Bayfield County Emergency Management works with communities to coordinate intercepts for ambulance service, medical helicopter service, local emergency planning, and 9-1-1 system.

### **Conflict Resolution**

When conflicts arise, it is important to address them in a manner that produces mutual understanding of the issues and creates an atmosphere under which the conflicts can be resolved successfully. The Town should hold joint meetings with neighboring governments and agencies to resolve future conflicts.

### **Future Areas for Intergovernmental Cooperation**

Existing and future intergovernmental cooperation can make a difference in implementing the Town's Comprehensive Plan. Many issues, such as natural resource protection, extend beyond political borders. Listed below are potential areas for cooperation the Town of Barnes may wish to pursue:

- Work with the WDNR and other environmentally focused agencies, neighboring towns, and groups on natural resource, lake, watershed, and invasive species management.
- Coordinate with Bayfield County if developing local ordinances.
- Continue to explore ways to improve police, fire, and emergency services.
- Work with Bayfield County and neighboring towns when considering walking, biking, or other trail systems.
- Work with the Drummond School District on long range planning.
- Work with the Drummond School District on service learning projects.

- Work with the surrounding Towns and Counties to develop ordinances that protect the area's natural resources.
- Coordinate with the State Historical Society and the Barnes Area Historical Association when developing the Town's historical museum and cultural sites.
- Work with developers, Bayfield County Housing Authority, and Habitat for Humanity to create affordable housing strategies.
- Continue to use Bayfield County UW-Madison Extension and Northwest Wisconsin Regional Planning Commission as information resources.
- Work with the Wisconsin Department of Tourism and Bayfield County Tourism to promote the Town of Barnes.

## 9. IMPLEMENTATION

Once the Town of Barnes Comprehensive Plan is adopted, it can be implemented. Often the word “tools” is applied to the different methods that can be used to implement the plan. Implementation tools can be recommendations, educational pamphlets, committees, groups, local government, and ordinances. The Implementation Element presents a wide range of tools the Town of Barnes may consider using to implement the prioritized goals, objectives, policies, programs, and actions of each chapter.

### Potential Implementation Tools

Implementation tools can be grouped into regulatory and nonregulatory. Regulatory tools can be state, county, and town codes and ordinances the Town of Barnes uses to regulate it. Nonregulatory tools can be measures the Town government or residents voluntarily take to achieve a goal. Regulatory and nonregulatory tools can be used to do budgetary planning, public education, and preserve land.

<b><i>Regulatory Tools</i></b>	<b><i>Brief Description</i></b>	<b><i>Applicability</i></b>
Zoning	Zoning regulates how a property owner’s land may be used in respect to use, lot size, setbacks, and size and height of structures. It provides standards for residential, commercial, and industrial development.	<p>Cities and villages may adopt general zoning within their borders. They also have the authority to establish extraterritorial zoning in adjacent towns under the jurisdiction of a joint city, village, and town committee.</p> <p>Counties may adopt a general zoning ordinance covering all areas in the county outside cities and villages. The ordinance is applicable in a town only if the town board approves the ordinance. A town may adopt only a part of the county zoning ordinance.</p> <p>In counties that have general county zoning, 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.</p>

<p>Special Zoning</p>	<p>Wisconsin has several special zoning programs with specific statutory requirements that distinguish them from general zoning. Special zoning includes exclusive agricultural zoning, 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.</p> <p>The Wisconsin Department of Natural Resources sets minimum standards for floodplain and shoreland/wetland zoning; local communities have the right to be more restrictive in their regulations.</p> <p>Exclusive agriculture zoning allows communities to participate in the Department of Agriculture, Trade and Consumer Protection Farmland Preservation Program.</p>
<p>Subdivision Ordinances</p>	<p>Subdivision ordinances pertain to the design of subdivided land. It specifies the subdivider’s responsibility for installing curb, sidewalks, trees, and providing utilities</p>	<p>Counties, cities, villages, and towns can all adopt subdivision or land regulations. Towns do not need 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.</p>
<p>Official Mapping</p>	<p>Official maps are an effective means to reserve land for future public use. The maps may include extraterritorial areas and show existing and planned public facilities.</p>	<p>Cities, villages, and towns can adopt official maps. Cities and villages may make their official maps applicable in the extraterritorial area. County approval is not needed for towns to adopt official maps.</p>
<p>Historic Preservation Ordinance</p>	<p>Meant to protect historic buildings and districts in communities and enhance the character of the community.</p>	<p>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 ordinance.</p>

Design Review	Allows communities to establish their desired future appearance by controlling landscaping, architectural, signage, and site design conditions.	Communities can adopt design review as part of a zoning ordinance under a community’s statutory police power regulatory authority. Communities typically assign design review to the plan commission or a separate design review committee.
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 to scope and time.
Stormwater Management Regulations	Stormwater management ordinances or plans are designed to address the quality and quantity of stormwater runoff and its impact on water resources.	<p>Counties, cities, villages, and towns can adopt stormwater management plans or ordinances. The plans or ordinances are used to address erosion and stormwater runoff during construction and post-construction phases of development.</p> <p>Communities also use these to address the quantity and quality of stormwater runoff and its impact on water resources. They can also be used to address flooding issues.</p>
Conservation Subdivision	Provides incentive for developers to cluster lots onto a percentage of their property and place the remaining land into a conservation easement.	Counties, cities, villages, and towns can adopt a conservation subdivision ordinance or make it part of their subdivision ordinance.



<b><i>Land Preservation &amp; Acquisition Tools</i></b>	<b><i>Brief Description</i></b>	<b><i>Applicability</i></b>
Purchase of Development Rights (PDR)	Allows a group, government, or individual to purchase development rights on land to permanently preserve it.	Counties, cities, villages, and towns all have the authority to use PDR. A conservation easement is recorded to indicate that the development rights have been removed from the land.
Transfer of Development Rights (TDR)	Allows for the buying and selling of rights to develop property within designated sending and receiving areas. In general, it allows for development in rural areas while protecting agricultural lands or valuable natural resources through the use of conservation easements.	<p>TDR is typically used in rural towns to allow development while protecting valuable natural resources and lands being used for agriculture. TDR is generally used in areas that are experiencing development pressure.</p> <p>TDR is used as an incentive to provide equity to landowners who want to preserve their land yet may be tempted to sell their land to developers in order to benefit from high land prices.</p>
Conservation Easement	Voluntary preservation of land from development in perpetuity. A conservation easement is recorded in the county register of deeds office.	Counties, cities, villages, towns, and conservation groups can use conservation easements that meet federal tax code requirements qualify as charitable deductions for landowners.
Donations	Land can be donated to communities by individuals or businesses	Counties, cities, villages, and towns can receive land at no cost to the public.
Eminent Domain	Allows for government to take private property for public purposes, even without owner consent, granted that the government provides compensation to 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 such as an easement.
Reserved Life Estate	Landowners can donate or sell their title land to a community or conservation group and continue to live on it.	Counties, cities, villages, and towns can obtain parcels of land. The owner receives tax benefits, but the management of the land may be restricted.
Direct Purchase	Land is purchased by the public or a conservation group.	Counties, cities, villages, and towns can get desirable land for parks, preserve historical and archeological sites, or protect unique natural resources.

Land Trust	These are private non-profit organizations established to protect land and water resources. Generally, they are community-based organizations.	Communities can work with land trusts for the long-term preservation of agricultural areas and important natural resources. Land trusts often seek the purchase or donation of land or conservation easements to limit harmful development.
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<b><i>Financial Tools</i></b>	<b><i>Brief Description</i></b>	<b><i>Applicability</i></b>
Impact Fees	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.
Capital Improvement Plan	Help a community plan for the timing and location of capital improvements. Ensures proper local budgeting for capital improvements.	Counties, cities, villages, and towns can all adopt capital improvement programs.
Tax Increment Financing (TIF)	This tool is used by communities to capture future increases in property tax revenue and make these dollars available as a development incentive, subsidy, or investment.	Cities, villages, and towns can create TIF districts to encourage economic development in distressed or underdeveloped areas where development would not otherwise occur.
Stormwater Utility	Allows communities to add an additional charge to a utility bill that is used to maintain stormwater management facilities.	Counties, cities, villages, and towns can assess a stormwater utility to maintain, operate, and construct new stormwater management facilities. The facilities are used to protect water resources and control water quantity and quality.  Projects can include the construction and maintenance of storm sewer, stormwater ponds, and swales.
Shared Services Agreement and Revenue Sharing	Many of the services provided by local governments are also provided by neighboring communities. To address related coordination and funding issues, communities may enter into agreements with each other for shared service delivery in order to improve the economic health of all the communities involved.	Counties, cities, villages, and towns can enter into contracts to share the costs of services with neighboring communities. Services can include providing utilities, road maintenance, or the use of public facilities. Sharing services reduces the cost of providing these services to each community.

Grants	Free monies typically awarded by state agencies or private organizations. Often, there is cost sharing involved with the community.	Counties, cities, villages, towns, and organizations can all apply for grants. Grant monies do not have to be paid back.
Forest Tax Laws	Encourages sustainable forestry on private lands by offering tax incentives.	Managed Forest Law is available to private landowners with 10 or more acres of woodlands. The law provides tax incentives for sustainable forestry. Landowners can receive higher tax breaks if the land is open to the public for hunting or other recreational uses.

<b><i>Nonregulatory Tools</i></b>	<b><i>Brief Description</i></b>	<b><i>Applicability</i></b>
Cooperative Boundary Agreements	Serve to abate or eliminate often long-standing conflicts with respect to planning, zoning, property tax base, and ultimately, future urban development patterns.	Any incorporated municipality and a town or towns can enter into cooperative boundary agreements. Cooperative boundary agreements are used for long range planning for certain areas where communities share borders.
Performance Standards	Limits land use changes that are incompatible with the plan by establishing criteria for development.	Cities, villages, and towns can establish performance standards that development is encouraged to meet. These standards can be street design, types of homes, densities, and garage locations. Often, some incentive is given to meet these standards.
Educational Workshops or Materials	Used to provide useful information and educate the public.	Communities can use educational workshops and materials to inform residents about local practices such as recycling, community character standards, how to reduce water use, volunteer opportunities, etc.
Volunteer Groups and Organizations	Provide labor or services for local projects.	Volunteer groups or organizations can be used to help plant flower beds, monitor invasive species, provide rides for the elderly, etc.

**Implementation Priorities and Schedule**

There are numerous policies, programs, and actions recommended throughout the Town of Barnes Comprehensive Plan. Personnel and budget limitations make it difficult to address all of them in a short period of time. This section should be used as a practical guide to prioritize and schedule implementation policies.

**Agricultural, Natural, and Cultural Resources**

**Goal 1: Provide clean and healthy ground and surface water.**

**Objectives:**

1. Protect and improve the quality of the Town’s lakes, rivers, creeks, and groundwater.
2. Provide ongoing and increased education and outreach.
3. Encourage enforcement for erosion control and stormwater management.
4. Encourage shoreline practices in sensitive areas and shoreland restoration projects.
5. Ensure that future generations can continue to enjoy the aesthetic and recreational qualities of area lakes, rivers, and streams.
6. Manage runoff to protect all water resources within the Town’s watersheds.
7. Protect water that recharges aquifers and preserves the storage capacity of floodplains.

<b>AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Encourage continuation of lake water quality monitoring.	Town Board Friends of the Eau Claire Lakes Association	Annually
2. Provide informational workshops for citizen input and education, including providing support for the Lake Ecology Education Program (LEEP).	Town Board Friends of the Eau Claire Lakes Association	Annually
3. Support County ordinances regarding septic systems inspections and maintenance, and monitor potential overloading of septic systems.	Town Board Bayfield County Zoning	Ongoing
4. Support and work with the Friends of the Eau Claire Lakes Association in their efforts to monitor water clarity and their efforts to document historic trends.	Town Board	Ongoing
5. Continue aquatic invasive species prevention plans.	Town Board Friends of the Eau Claire Lakes Association	Ongoing
6. Review and follow recommendations in the Town's Eau Claire Lakes Lake Management Plan.	Town Board Friends of the Eau Claire Lakes Association	Ongoing

7. Encourage legislation to regulate wake boat operation in the State of Wisconsin.	Town Board Friends of the Eau Claire Lakes Association	Ongoing
8. Support law enforcement on proper boat operator regulations (e.g., boat speed, wakes, power loading, etc.).	Town of Barnes Website Friends of the Eau Claire Lakes Association	Annually
9. Contact Bayfield County Land and Water Conservation Department for assistance in complying with the Land and Water Resource Management Plan.	Town Board Friends of the Eau Claire Lakes Association	Ongoing
10. Contact Bayfield County Zoning for shoreland zoning requirements when reports of noncompliance are received.	Town Board	Ongoing
11. Use the Town website and other mediums to inform the public of available state and local education resources and grant opportunities (Wisconsin DNR Healthy Lakes & Rivers Grants).	Town Board	Ongoing

**Goal 2: Preserve large tracts of private and public forestlands.**

**Objectives:**

1. Encourage native reforestation where natural regeneration is not taking place.
2. Provide the public with education and information on forestland preservation.

<b>AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Make information accessible regarding Wisconsin Department of Natural Resources Forestry Best Management Practices and uphold NR 151 Runoff Management rules.	Town of Barnes Website Friends of Eau Claire Lakes Association	Ongoing
2. Educate property owners on options for preserving land through enrollment in open land management programs, conservation easements, land trusts, etc.	Town of Barnes Website Friends of Eau Claire Lakes Association	Ongoing

**Goal 3: Protect open and agricultural lands from erosion.**

**Objectives:**

1. Maintain the effectiveness of natural growth within the floodplain to stop erosion.
2. Prevent destruction of shoreline.
3. Keep existing open and agricultural lands productive.
4. Ensure that soil erosion does not negatively affect local water resources.
5. Ensure fertilizers do not negatively affect local water resources.

<b>AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Prohibit disposal of yard waste (e.g., leaves) into lakes.	Town of Barnes Website	Ongoing
2. Encourage minimized tillage, leave winter cover crops, do not apply manure to frozen grounds or steep slopes.	Town of Barnes Website	Ongoing
3. Encourage addition of fertilizer as indicated per soil tests.	Town of Barnes Website	Ongoing
4. Require fenced pastured stream banks.	Town of Barnes Website	Ongoing

**Goal 4: Protect threatened, endangered, and rare species and their habitats.**

**Objectives:**

1. Protect these resources for future generations to enjoy and study.

<b>AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Contact and coordinate with the Wisconsin Department of Natural Resources if threatened, endangered, or rare species are found.	Town of Barnes Friends of Eau Claire Lakes Association AIS Committee	Ongoing

**Goal 5: Protect and enhance sites and artifacts of cultural and historical importance in coordination with the Barnes Area Historical Association (BAHA).**

**Objectives:**

1. Provide educational opportunities.
2. Preserve and promote links to the past.

<b>AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Support the Barnes Area Historical Association (BAHA).	Barnes Residents & Visitors	Ongoing

2. Encourage donations and contributions to BAHA of artifacts and photographs pertaining to early life in the Town.	Barnes Residents & Visitors	Ongoing
3. Use the Wisconsin Historical Society for advice and guidance on historical and archaeological issues in the Town.	Town of Barnes	Ongoing

**Goal 6: Work with residents and organizations to create cooperation and education related to natural resource issues.**

**Objectives:**

1. Protect the Town’s natural resources.
2. Promote cooperation in the use and preservation of the Town’s natural resources and outdoor recreation opportunities.

<b>AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Create strategies to increase awareness of agricultural regulations and support enforcement of such regulations to ensure compliance.	Town Board Friends of Eau Claire Lakes Association	Annually
2. Work with Bayfield County to create a process to keep the Town informed on the progress and status of mitigation orders.	Town Board	Ongoing
3. Use the Town website and other mediums to inform residents and visitors of important natural resources issues.	Town Board Friends of Eau Claire Lakes Association	Ongoing
4. Collaborate with area ATV and snowmobile club members to create solutions to reduce soil erosion, noise pollution, etc.	Town Board	Ongoing
5. Promote best practices to reduce light pollution (Dark Skies) and sound pollution.	Town Board	Ongoing

**Goal 7: Consider the ongoing impacts of environmental change on the Town’s air, land, water, and people. Environmental change is a change or disturbance of the environment most often caused by human influences and natural ecological processes.**

**Objectives:**

1. Integrate environmental change measures into Town policies.

<b>AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Continue to conduct lake water quality monitoring.	Friends of Eau Claire Lakes Association	Ongoing
2. Maintain the Town of Barnes Transfer Site & Recycling Center.	Town Board	Ongoing

3. Participate in the 5-year update of the Bayfield County All-Hazard Mitigation Plan.	Town Board	Ongoing
4. Use the Town website and other mediums to inform residents and visitors of important environmental change issues and initiatives.	Town Board Friends of Eau Claire Lakes	Ongoing

**Housing**

**Goal 1: Encourage new and existing housing and development in the Town of Barnes to blend in with the natural surroundings.**

**Objectives:**

1. Preserve the natural aesthetic (woods, water, and wildlife) that people come to the Town of Barnes to enjoy.

<b>HOUSING</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Coordinate with Bayfield County Zoning on distribution of materials or websites when permit applications are received.	Town Board	Ongoing

**Goal 2: Encourage home/property owners to engage in practices that do not have a negative impact on the Town of Barnes’ natural resources.**

**Objectives:**

1. Encourage efficient use of land for future utilities and public services.

<b>HOUSING</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Write a letter to Bayfield County to ensure that the County Zoning Department addresses existing ordinances (shoreland-wetland zoning, sanitary and private sewage code, shoreland lighting, etc.) that protect the Town of Barnes’ natural resources and the quality of life for its residents and property owners.	Town Board	Annually
2. Organize education workshops and provide information using the Town website to link to existing ordinances, state laws, and actions which property owners can take to make a positive impact on the environment.	Town Board Bayfield County UW-Madison Extension Wisconsin Department of Natural Resources	Ongoing



**Economic Development**

**Goal 1: Support economic growth in the Town of Barnes that blends in with the natural environment and meets the environmental goals of the Town.**

**Objectives:**

1. Maintain existing businesses and support new businesses that meet the needs of area residents and visitors.
2. Support tourism that promotes the enjoyment of our natural resources in ways that do not degrade them.
3. Consider Town-owned businesses to increase tax revenue.

<b>ECONOMIC DEVELOPMENT</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Partner with local and regional organizations to help economic growth.	Town Board Bayfield County Economic Development Corporation Northwest Regional Planning Commission	Ongoing
2. Require commercial and light industrial development to follow County and State design recommendations.	Plan Commission	Ongoing
3. Promote businesses that provide year-round employment.	Town Board	Ongoing
4. Encourage businesses to leave the natural surroundings as undisturbed as possible and enhance whenever possible with plantings and keeping vegetative buffers to maintain the natural environment and northwoods character.	Town Board Plan Commission	Ongoing
5. Promote home-based businesses and home occupations that are incidental to residential use and meet the County’s requirements.	Town Board	Ongoing
6. Work with local organizations in ways to advocate safety when using Town roads, parks, lakes, and trail system recreation.	Town Board	Ongoing

**Land Use**

**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 contiguous tracts of land.
3. Minimize development that increases costs of public and emergency services.

LAND USE		
Recommendation	Group	Timeframe
1. Support consistent land use decision-making based on the Town of Barnes Comprehensive Plan.	Plan Commission Town Board	Ongoing
2. Review and update the Town Existing Land Use Map and the Town Future Land Use Map.	Plan Commission	Ongoing, As needed

**Goal 2: Avoid land use conflicts.**

**Objectives:**

1. Prevent development from having a negative impact on neighboring properties and natural resources.
2. Protect land values.
3. Restrict development within the floodplain.
4. Protect wetlands to keep them in their natural state and prevent filling in due to sediment from development.

LAND USE		
Recommendation	Group	Timeframe
1. Require new development to address neighboring land uses, noise potential, and traffic generation.	Plan Commission Town Board	Ongoing
2. Adhere to the Floodplain Ordinance for Bayfield County.	Plan Commission Town Board	Ongoing
3. Maintain development that does not increase or decrease the natural flow of water into wetlands.	Plan Commission Town Board	Ongoing

## Transportation

**Goal 1: Provide for the safe and efficient movement of people and goods in the Town of Barnes by maintaining local roads in an efficient and cost-effective manner.**

**Objectives:**

1. Minimize the impacts of noise and air pollution.
2. Minimize Town road maintenance costs.
3. Provide long-range transportation planning that identifies potential safety and traffic problems and suggests solutions for them.
4. Reduce the possibility of accidents due to poor visibility at intersections.

<b>TRANSPORTATION</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Ensure use of the Town Driveway Permit in accordance with the Town of Barnes Driveway Ordinance.	Town Board Highway Department	Ongoing
2. Ensure the Highway Department follows the State of Wisconsin Road Standards including right-of-way clearance, road signage, and road width as adopted by the Town of Barnes.	Town Board Highway Department	Ongoing
3. Encourage use of Namekagon Transit as a transportation alternative for seniors, the elderly, and the disabled by sharing information on current routes and availability.	Town of Barnes Website	Ongoing
4. Maintain existing Road Management Plan based on PASER ratings, traffic studies, and community needs.	Town Board Highway Department	Annually
5. Encourage Highway Department staff to attend training and workshops pertaining to construction, maintenance, and budgeting in relation to DOT Road Standards as adopted by the Town of Barnes.	Town Board Highway Department	Annually
6. Ensure use of Road Management Plan for long-range construction plans and budgeting.	Highway Department Town Board	Annually
7. Pursue available grant monies to help offset the cost of transportation system upgrades.	Highway Department Town Board	Annually
8. Coordinate road projects with Bayfield County and the Wisconsin Department of Transportation.	Highway Department Town Board	Ongoing

**Community Facilities and Utilities**

**Goal 1: Continue to acquire land for future Town facilities needs.**

**Objectives:**

1. Provide room for Town facility expansion at present sites.
2. Ensure room for potential new Town parks and existing parks to grow.

<b>COMMUNITY FACILITIES AND UTILITIES</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Monitor development of Town lands to anticipate future land needs.	Town Board	Ongoing
2. Research and apply for grants that help purchase land for recreational use and expansion of Town facilities.	Town Board	Annually
3. Explore alternative ways to acquire land.	Town Board	Ongoing

**Goal 2: Support continued stormwater management.**

**Objectives:**

1. Protect the Town’s water resources.
2. Protect the health and safety of Town residents and visitors.

<b>COMMUNITY FACILITIES AND UTILITIES</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Support the enforcement of Wisconsin Department of Natural Resources/ Bayfield County stormwater runoff regulations.	Town Board	Ongoing

**Goal 3: Support the expansion of telecommunication infrastructure in the Town of Barnes.**

**Objectives:**

1. Provide modern infrastructure that allows people to work at home or start businesses.

<b>COMMUNITY FACILITIES AND UTILITIES</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Support the expansion of cellular service.	Town Board	Ongoing
2. Encourage competition among Internet providers to ensure that reliable service is available.	Town Board	Ongoing

**Goal 4: Provide community facilities at a reasonable cost to property owners in the Town of Barnes.**

**Objectives:**

1. Reduce the financial burden of taxpayers for providing community services.

<b>COMMUNITY FACILITIES AND UTILITIES</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Research and apply for grants and explore other creative ways that allow for the purchase of equipment, land, and upgrading of Town facilities.	Town Board	Annually
2. Encourage Town groups and organizations to volunteer for park maintenance and installation of new equipment.	Town Board Recreation Committee	Annually
3. Require the Recreation Committee, the Cemetery Committee, and the Roads Right of Way Committee to present updated plans on an annual basis to the Town Board for budgeting purposes.	Town Board Recreation Committee Cemetery Committee Roads Right of Way Committee	Annually

**Goal 5: Continue to maintain and improve local parks and boat landings.**

**Objectives:**

1. Ensure quality parks and recreational resources for residents and visitors.

<b>COMMUNITY FACILITIES AND UTILITIES</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Maintain an inventory of parks and amenities.	Town of Board Highway & Property Foreman Parks & Recreation Committee	Annually
2. Pursue grant monies and volunteer opportunities to keep park maintenance costs down.	Town Board Parks & Recreation Committee	Annually

**Goal 6: Increase the use of Barnes Town Park and Tomahawk Park.**

**Objectives:**

1. Encourage use of the Tomahawk Lake Trail system for hiking and biking, as well as skiing and snowshoeing.
2. Provide opportunities for residents and visitors to exercise and enjoy the Town's natural resources and wildlife.
3. Ensure safety at Tomahawk Park swimming beach.
4. Increase recreational opportunities at Barnes Town Park.

<b>COMMUNITY FACILITIES AND UTILITIES</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Continue partnership with Friends of Tomahawk Lake as they maintain and expand the Tomahawk Lake Trail system. Review Memo of Understanding (MOU).	Town Board Friends of Tomahawk Lake	Annually
2. Continue work to reduce or eliminate Eurasian watermilfoil in Tomahawk Lake and ensure that Tomahawk Lake beach, docks, and public buildings are clean and safe.	Town Board Friends of Tomahawk Lake Friends of Eau Claire Lakes Association	Annually
3. Encourage local businesses and organizations to hold events at the Town Parks in their efforts to promote the Town of Barnes.	Town Board Friends of Tomahawk Lake Friends of Eau Claire Lakes Association	Annually
4. Support the Town Roads and Property Foreman in designating specific park maintenance staff.	Friends of Tomahawk Lake Parks & Recreation Committee	Annually

**Goal 7: Provide for continued emergency services.**

**Objectives:**

1. Ensure all have access to emergency services when needed.

<b>COMMUNITY FACILITIES AND UTILITIES</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Create a plan for expenditures and improvements.	Town Board Fire Chief Ambulance Director	Annually
2. Develop a plan for full-time EMS staffing.	Town Board Ambulance Director	Ongoing
3. Assess financial incentives to ensure continuity of fire and EMS Departments.	Town Board Fire Chief Ambulance Director	Annually

## Intergovernmental Cooperation

**Goal 1: Establish mutually beneficial intergovernmental relations with neighboring towns and government agencies.**

**Objectives:**

1. Work with government agencies on resource management and protection.
2. Provide adequate and reliable police, fire, and emergency services for area residents.
3. Minimize costs for services to taxpayers.

<b>INTERGOVERNMENTAL COOPERATION</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Coordinate with the Wisconsin Department of Natural Resources on natural resource management and protection issues.	Town Board Friends of the Eau Claire Lakes Area	Ongoing
2. Maintain cooperation with surrounding Town and County highway/roads departments.	Highway/Roads Department	Ongoing
3. Maintain working relationships and mutual aid with surrounding fire departments, ambulance services, and County Sheriff's offices.	Town Board Fire Chief Ambulance Director	Ongoing, Annual
4. Provide copies of the Town of Barnes Comprehensive Plan to surrounding governments, Bayfield County, and the Northwest Regional Planning Commission (Ch. 66.1001).	Town Clerk	Whenever Updated
5. Work to resolve potential conflicts through joint meetings.	Town Board	When Applicable

**Implementation**

**Goal 1: Maintain an effective Comprehensive Plan.**

**Objectives:**

1. Ensure that the Town of Barnes Comprehensive Plan is relevant to the Town’s needs.

<b>PLAN IMPLEMENTATION</b>		
<b>Recommendation</b>	<b>Group</b>	<b>Timeframe</b>
1. Keep property owners informed of the Town of Barnes Comprehensive Plan by maintaining copies at the Town Hall and posting on the Town's website.	Town Board	Ongoing
2. Revise and amend the Town of Barnes Comprehensive Plan in accordance with the Wisconsin Comprehensive Planning Law (Ch. 66.1001).	Plan Commission Town Board	Ongoing, As Needed
3. Review the Implementation Priorities Schedule to gauge implementation progress.	Plan Commission Town Board	Ongoing, Annually
4. Update the Town of Barnes Comprehensive Plan every 10 years in accordance with the Wisconsin Comprehensive Planning Law (Ch. 66.1001).	Plan Commission Town Board	Ongoing, Every 10 Years



# ***APPENDIX: PUBLIC PARTICIPATION PLAN***

TOWN OF BARNES  
PUBLIC PARTICIPATION PLAN

**I. Introduction**

Section 66.1001 (4) (a) specifies that local governments preparing a comprehensive plan must adopt written procedures that are:

*“Designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan.”*

In addition, the written procedures must:

*“Provide for wide distribution of proposed, alternative and amended elements of a comprehensive plan, and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.”*

**II. Public Participation Efforts**

The Town of Barnes will foster public participation through the efforts described below. Additional efforts beyond those listed may also occur during plan development. The core efforts to gather public input throughout the planning process include:

- Posting public information and hearing notices in accordance with Wisconsin’s Open Meeting Law;
- Maintain a folder at the Town Hall which contains all meeting agendas and minutes;
- Posting notices regarding all public information meetings and public hearings;
- Accepting written comments throughout the planning process; and
- Holding at least one public hearing to receive comments on the recommended draft document before being submitted to the Barnes Town Board for action.

**III. Procedures for Adopting the Comprehensive Plan**

The Town of Barnes shall comply with all of the procedures for adopting a comprehensive plan under section 66.1001 (4) of the Wisconsin Statutes.

The Town of Barnes Plan Commission will approve by a majority vote, at a regularly scheduled and publicly notice meeting, a resolution that recommends to the Barnes Town Board the adoption of the developed Town of Barnes Comprehensive Plan. Action taken by the Plan Commission shall be recorded in the official minutes of the Commission.

In accordance with State Statute 66.1001 (4), Procedures for Adopting a Comprehensive Plan, one copy of the plan recommended for adoption by the Plan Commission will be sent to the following:

1. Bayfield County.
2. Every local governmental unit that is adjacent to the Town of Barnes.
3. Northwest Regional Planning Commission.

4. The Wisconsin Land Council and/or Department of Administration.
5. The public libraries that serve the area in which the Town of Barnes is located.

A copy of the draft and final comprehensive plan will also be made available for public review at the Barnes Town Hall and on the Town of Barnes website.

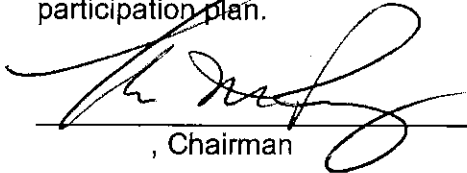
The Town Board will hold at least one public hearing on the ordinance and comprehensive plan. The hearing will be preceded by a Class 1 notice as specified under Ch. 985 and published at least 30 days before the hearing is held.

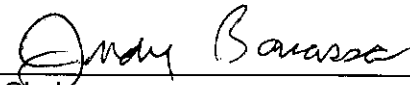
At least 30 days before the public hearing to adopt or amend the Town of Barnes Comprehensive Plan, the Town of Barnes shall provide written notice to all of the following:

1. An operator who has obtained, or made application for, a permit that is described under s. 295.12(3)(d).
2. A person who has registered a marketable nonmetallic mineral deposit under s. 295.20. Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that Town of Barnes provide the property owner or leaseholder notice of the hearing described in 66.1001 (4)(d).

#### **IV. Town of Barnes Comprehensive Planning Process**

The Town of Barnes will follow the process and procedures for adopting the comprehensive plan as listed in §66.1001 of the Wisconsin State Statutes and this public participation plan.

  
\_\_\_\_\_  
, Chairman

Attest:   
\_\_\_\_\_  
, Clerk

Approved by the Barnes Town Board on this 20<sup>th</sup> day of September,  
2022.