

Town of Port Wing, Wisconsin Comprehensive Plan Outline

July 12, 2022



*The Town of Port Wing is part of the Bayfield County
2021 Plan. For references, policies, maps
and implementation steps, please refer to that plan*

Introduction and Acknowledgements

In 2020, the Town of Port Wing began the process of updating its Comprehensive Plan. This town plan seeks to create goals, policies and implementation strategies for the next 10 years. Since that time, meetings have been held monthly to review citizen input, using the comprehensive survey. In addition, this plan outline was developed in accordance with the requirements of a comprehensive plan as stated by the county of Bayfield. It was during these meetings that input related to issues and opportunities, land use, housing, economic development, transportation, utilities and community facilities, natural and cultural resources and implementation strategies were identified and developed. **Please note that this is a DRAFT plan that is subject to changes based upon citizen input and the approval of the Town Board and Bayfield County Planning Administration.**

Based upon the planning committee's input as well as an understanding of the project scope, a set of planning objectives was outlined as a part of the Comprehensive Plan process. The objectives were as follows:

1. Make certain that the information presented as part of this process was developed in a transparent fashion. The use of a project website, community meetings, monthly planning committee meetings, a Port Wing township survey and open house meetings were key to the successful completion of this plan.
2. Create a uniform plan outline and plan that clearly represents the requirements of a comprehensive plan as established by Bayfield County and the State of Wisconsin.
3. Work with the town board and county to ensure that the goals, objectives and implementation of planned strategies are realistic and obtainable.

Community engagement activities is an essential aspect of development a Town Plan. Below is a review of the community meetings and engagement activities associated with the plan.

- Monthly community meetings held on an ad-hoc basis throughout 2020-2021 during the pandemic. Current meetings are scheduled for the 3rd Tuesday of the month at 6:30 at the town hall or by remote computer- based means.
- Community survey sent to over 300 land owners within the town of Port Wing. The survey was completed and published online at the Port Wing Website at *townofportwing.com*.
- Community open house meetings will be held monthly starting in May of 2022.
- All information related to the plan was available through the project website and on the town website.

Acknowledgments

This plan was developed in cooperation with Bayfield County, the Town Board and the Plan Committee.

Current Members of the Town of Port Wing Planning Committee, 2020-2022

Gayle Gonsior	Sharon Graham
Judie Moyer	Ken Bodeen
Terri Zivic	Ken Zivic

Town of Port Wing Board

Russel Bailey, Chairman
Ken Bodeen, Supervisor 1
Scott Jardine, Supervisor 2
Nora Tribys, Treasurer
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County Staff

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What is a Comprehensive Plan?

The Town of Port Wing's Comprehensive Plan offers a broad look at the elements of housing, land use, transportation, natural environment, utilities and community facilities, economic development, issues and opportunities, intergovernmental cooperation, and implementation. This plan offers an overall look at the Town related to trends and future needs through a series of goals and policies. The intent of this Plan is to offer guidance to the residents, stakeholders, landowners and the Town of Port Wing as well as to ensure the long-term health, safety and well-being of the Town and its constituents.

Introduction

With the assistance similar Bayfield County surveys, the Town of Port Wing Planning Committee developed a comprehensive survey and mailed it to all property owners in the Town. A total of 315 surveys were sent to the public in May of 2021 which resulted in a 43% percent (135 returned surveys) return. A full copy of the survey and responses is included in the Town of Port Wing's Comprehensive Plan and on the Town of Port Wing Web Site at townofportwing.com.

Residents asked that community leaders seek solutions that would protect the natural environment, improve community services, maintain the rural character of the community, maintain our infrastructure, maintain and grow our local businesses and provide opportunities for our citizens to live and work in the town. New small businesses and home-based businesses are encouraged in the community especially those that fit in with the rural character of the Town of Port Wing. People also felt that it was important to keep people in the community by promoting more affordable housing, especially for younger working families and the elderly.

Issues and Opportunities Identified from the Survey

Maintain an atmosphere that promotes housing, employment opportunities and other amenities that would provide acceptable living conditions for all age groups in the Town of Port Wing.

Survey respondents identified concerns and challenges with:

- Holding and attracting younger people to settle in the area while encouraging the next generation to step forward, participate and volunteer.
- A lack of social services for residents, including community sponsored activity opportunities, and increase in successfully managed tourism.
- Protecting our natural resources and natural resource areas within the community including: rivers, lakes and forests
- Education with land use and zoning to ensure that the public understands land use requirements and policies
- Support management of the marina, harbor and beaches as they are major assets and a primary tourist attraction
- Support the growth of current businesses and services in the town
- ATV routes, better signage, noise abatement and bad behavior by riders
- Maintaining the quiet peaceful character while growing responsibly
- Protecting our water quality
- Maintaining the roads
- Cleaning up the unsightly areas around town that detract from its beauty

Transportation Element Goals and Objectives

The following goal is a broad statement that reflects the Town's vision for transportation. It represents the end that the Town is striving to attain. The objectives are specific, measurable, achievable and mark progress towards the goals. The policies are a course of action to accomplish the stated objectives.

The following issues have either been noted by the town board or referenced in the input provided by the town survey.

Issue: The poor condition of some of the Town's paved and gravel streets and roads

Issue: The poor condition of many of the Town's sidewalks and the lack of sidewalks in many areas

Issue: The lack of bicycle/pedestrian facilities along State Highway 13, County Highway A, and some of the busier Town streets and roads

Issue: The lack of public and private transportation services

Goal: The Town of Port Wing has a comprehensive, multi-modal transportation system that provides a safe, environmentally sensitive, and economical movement of people and goods.

- **Objective:** Recognize and promote the link between a well-planned, constructed and maintained multi-modal transportation system and a vibrant economy, healthy environment, and a high quality of life.
 - **Policy:** Ensure that the transportation system adequately serves existing and future businesses and industries.
 - **Policy:** Work to promote clean, healthy, and efficient modes of transportation that have minimal adverse effect on the natural environment.
 - **Policy:** Ensure that the transportation system contributes to a high quality of life by providing residents and others with safe, efficient, economical, and attractive ways to get to work, go shopping and recreate.
- **Objective:** Enhance the functional and aesthetic qualities of State Highway 13 and County Highway A as gateway community highways.
 - **Policy:** Work closely with WisDOT, Bayfield County, the Wisconsin Coastal Management Program and others regarding all issues relating to highways in the Town of Port Wing.
 - **Policy:** Seek highway beautification grants to provide entrance signs, informational/directional signs, and landscaping to beautify the highway corridors.
 - **Policy:** Require that all improvements in the highway corridors minimize adverse environmental impacts by employing best management practices that meet or exceed WisDOT standards.
 - **Policy:** Work closely with WisDOT to prepare any necessary plans for safe pedestrian crossings where needed, across Highway 13 at the following locations:
 - Shops
 - Museum
 - Park
 - Campground
 - Other areas the Town deems necessary or desirable
 - **Policy:** Highway 13 has been established as a "scenic byway". Maintain its status.
 - **Policy:** Set enhancement of the functional qualities of Highways 13 as a high priority of the transportation plan.
- **Objective:** Maintain and improve the functional and aesthetic qualities of Town roads.

- **Policy:** Develop and implement a plan to improve Town roads. Set priorities for road rehabilitation and enhancement.
- **Policy:** Consider the environmental conditions of an area when planning, constructing and maintaining roads.
- **Policy:** Ensure that all land uses in the Town are served by adequate parking that is safe, convenient and attractive.
- **Policy:** Insist that before any road can be turned over to the Town that the road must meet required standards.

- **Objective:** Encourage non-automobile transportation options throughout the Town that provide recreation opportunities.
 - **Policy:** Develop and implement a trail system and integrate local accessibility to those trails.
 - **Policy:** Reconstruct or rehabilitate existing sidewalks and add new sidewalks where needed.
 - **Policy:** Create Bicycle Lanes on Hwy 13 and potentially from town to the marina, establishing pedestrian lane between the waterfront and the business areas.
 - **Policy:** Continue to address issues, concerns and signage relating to snowmobiling and ATV use on available trails.

- **Objective:** Continue to maintain and enhance the harbor to serve the water transportation needs and recreational needs of residents, businesses and tourists.
 - **Policy:** Work with appropriate State and Federal authorities to prevent and clean contamination in the harbor and the marina area.
 - **Policy:** Promote the harbor as a safe and attractive gateway to Lake Superior.
 - **Policy:** Coordinate with the Department of Natural Resources (DNR), the Coastal Management Program, and others to address issues such as dredging, exotic marine species, boating hazards, etc.

- **Objective:** Explore connecting with Bay Area Rural Transit Committee (BART) system to provide public transportation.
 - **Policy:** Continue to promote the specialization services of BART to provide public transportation.
 - **Policy:** Work with BART, other specialized transportation programs and private transportation providers (Bay Area Transport) to ensure effective transport services for the elderly, handicapped and other

Specific actions pertaining to the Transportation Element are as follows:

Implementation Action Items	Schedule				Responsible Entity
	2022 to 2025	2026 to 2029	2030 to 2033	2034 to 2037	
Maintain guidelines to create and maintain safe and attractive signage on roads which meet WisDOT Standards	X	X	X	X	Town Board
Explore development of access to recreational systems including hiking, ATV and snowmobile trails.	AS Needed				Town Board, Trail Groups
Work with the harbor groups directed at improving recreational and economic development including, Army Corp of Engineers, private land owners and harbor use groups	X	X	X	X	Town Board
Support public transportation from Port Wing to all areas of Bayfield County.	X	X	X	X	Town Board
Create a Capital Improvement Program (CIP) to budget and delegate annual funds to allow for town road improvements.	X	X	X	X	Town Board
Create Bicycle Lanes on Hwy 13 when the county determines that repaving is required and potentially from town to the marina	X	X	X	X	Town Board

Housing Element Goals and Objectives

The Town of Port Wing will maintain a balance in housing opportunities that provide for the diversity of the population including permanent and seasonal residents, families, and the elderly.

Issue: Housing needs appear to exceed availability for both owner occupied and rental property

Issue: No government subsidized housing projects are identified in planning or under construction for Port Wing per the Bayfield County Housing Authority.

Issue: There is an aging demographic with no senior assisted living or supportive living in Port Wing

Issue: The present housing stock is aging and may require updating and maintenance

Goal: The Town of Port Wing will encourage the affordable housing that is a corner stone for the stability and growth of the community. The survey results indicate a strong support (65%) for affordable housing.

- **Objective:** Promote adequate housing to allow for projected population growth and to support desired economic growth in the community.
 - **Policy:** The town will seek to encourage and promote the private sector to develop or redevelop buildings to accommodate housing choices for all income levels and housing types.
 - **Policy:** The town will encourage and support providing information and resources for programs that may be available through county, state and federal programs to assist with funding for development or development of residential properties.

Goal: Encourage the development of elderly and assisted living residences and services within the Town of Port Wing.

- **Objective:** The Town of Port Wing will pursue resources that will allow the aging population of the Town of Port Wing to remain in their homes or in their community.
 - **Policy:** The Town will take advantage of any county, state and federal programs that support creation of elderly housing and provide senior care to its residents.
 - **Policy:** The Town will encourage private parties seeking to locate senior housing and senior care services in the Town.
 - **Policy:** The Town will assist with communicating information for elderly support programs through county and not for profit organizations or support establishment of a service presence in the Town.

Goal: The Town of Port Wing will encourage owners of aging housing to access programs that provide funds or financing for updates, rehabilitation, and maintenance of existing housing in the community.

- **Objective:** Keep existing housing from deteriorating through individual capital improvements, regional or county funding.
 - **Policy:** Research and provide information and assistance to residents about programs for funding and or financing residential property improvements that are available at the county, state or federal level.
- **Objective:** Bring existing residential property up to standards that provide efficient use of energy and that will reduce costs of occupancy for residents.
 - **Policy:** Provide information to residents about where to inquire about programs and funding for improvements to increase energy efficiency at the county, state or federal level.

Specific actions pertaining to the Housing Element are as follows:

Implementation Action Items	Schedule				Responsible Entity
	2022 to 2025	2026 To 2029	2030 to 2033	2034 to 2037	
Provide information about Federal, State and County programs to residents that are seeking help regarding: Affordable Housing and Senior Housing Home Improvement Funding or Financing—including those programs specific to improvement with energy efficiency.	X	X	X	X	Town Board or Plan Committee
Cooperate with private parties interested in developing affordable and senior housing units.	X	X	X	X	Town Board or Plan Committee
Look for and encourage sustainability and land conservation ideals in future residential development.	X	X	X	X	Town Board or Plan Committee

Agriculture, Natural and Cultural Resources Goals and Objectives

The Township of Port Wing encourages a reasonable amount of development always keeping in mind that development must be well planned and done in such a manner and not detract from the natural beauty and qualities that people desire to live here. As development occurs, natural areas tend to become smaller in size and isolated from each other. This condition, known as fragmentation, destroys the ability of ecosystems to function by separating habitats and removing travel corridors for birds and other wildlife and plant species. It also affects the quality of the rural landscape. Almost 84.5% of the respondents felt that important natural resources such as natural characteristics such as woodlands, wildlife habitat, streams, wetlands and inland waters were very important. When asked if green space and/or natural areas should be encouraged, 81% of survey respondents said they should be encouraged.

The following acreage totals assessed in municipality year 2001 was 30080 or approximately 47 square miles.

Residential	Commercial	Manufacturing	Agricultural	Swamp	Forest
16,043	1,717	45.0	4,289	583	9,409
2001 Data, Bayfield Co.					

State-Owned Lands in Bayfield County: The State of Wisconsin owns and manages about 18,000 acres of land in Bayfield County. These are comprised of lands managed for fisheries, wildlife, natural and park areas, and wild rivers areas. Primary management and policy on state-owned lands are directed by the Wisconsin Department of Natural Resources. State owned lands in the Township of Port Wing include: • Bibon Swamp Natural Area (200 acres) • Port Wing Boreal Forest Natural Area (188 acres) • South Shore Fish and Wildlife Area •

Vision Statement

The natural beauty of the Township of Port Wing's roadways and scenic views will be preserved and important natural resources and natural characteristics such as woodlands, wildlife habitat, streams, wetlands and inland lakes will be adequately protected while promoting the restoration and preservation of the Lake Superior shoreline, including the Flag River, Lake Bibon, Boreal Forest Areas and the Wheeler Nature Area. The agricultural heritage of the area shall be maintained. Cultural and historical resources vital to the identity of the Town will be identified and protected.

Issue: There is a need to protect important natural resources and natural characteristics such as woodlands, wildlife habitat, streams, wetlands and inland lakes.

Issue: There is a need to protect important cultural resources such as the Port Wing Historical Museum.

Issue: There is a need to protect the Lake Superior shoreline including Quarry Beach, the Port Wing Marina, Public boat launch and Big Pete Beach from further erosion and decline, and restore aquatic areas that have become or will become degraded.

Issue: There is a need to maintain the existing quality of life and unique rural character of the Township of Port Wing.

Issue: There is a need to establish a budget for maintaining designated park properties of the town

Issue: There is a need to provide signage for visitors to the area.

Issue: There is a need to provide/ update ATV, snowmobile trails and signage.

Issue: Provide more hiking/ walking trails.

Goal: Preserve and protect the towns diverse natural resources such as woodlands, wildlife habitat, streams, wetlands and inland lakes.

- **Objective:** Encourage the efficient management of the towns natural resources.
 - **Policy:** Discourage land use practices that have a detrimental effect on the land, soil, water and air quality of the Town.
 - **Policy:** Investigate the potential for purchasing development rights and conservation easements for natural resource protection
 - **Policy:** Identify funding sources for preserving natural, resources.
 - **Policy:** Enforce uniform setbacks from waterways for land disturbing activities such as logging operations and minerals extraction on public and private land.
 - **Policy:** Implement practices that would prevent the spreading of invasive, non-native species
- **Objective:** Prevent or limit developments in sensitive environmental areas, such as wetlands, water drainage areas and filtering area

- **Objective:** Ensure that all road development is consistent with Wisconsin Best Management Practices.
 - **Policy:** Enforce the use of the 1995 *“Best Management Practice Guidelines for Water Quality, Field Manual for Loggers, Landowners and Land Managers”*

- **Objective:** Develop appropriate provisions for building design, setbacks, size of development, etc., on or near surface waters and wetlands.
 - **Policy:** Implement standard subdivision design that respects the contours of the land and its adjoining areas of development and fits into the landscape both environmentally and aesthetically.

- **Objective:** Develop and improve Seagull Island Area
- **Objective:** Develop and Improve Twin Falls Park
- **Objective:** Continue to monitor ATV, snowmobile trails and keep in contact with local organizations, develop and provide signage for trails
- **Objective:** Continue to develop the Quarry Beach area and prepare for the possibilities associated with the development or sale of Quarry Point
- **Objective:** Provide a walking/biking path from the town to the Marina.

Goal: Identify, preserve or protect important cultural resources. Provide support for the Port Wing Historical Museum.

- **Objective:** Encourage retention of historic resources and development of cultural resources.
 - **Policy:** Identify historic sites and buildings and take necessary action to preserve them.
 - **Policy:** Support organizations that are working to preserve unique cultural, natural, aesthetic and historic characteristics of the Town.

Goal: Restore and protect the shorelines of Lake Superior and tributaries of Lake Superior including the Flag River and Lake Bibon.

- **Objectives:** Limit the permanent removal of native vegetation and discourage introduction of non-native species.
- **Objective:** Support efforts to protect and improve wetlands and surface waters.
 - **Policy:** Preserve Lake Bibon and bog, the Flag River, Lake Superior and environmental corridors as scenic and environmentally sensitive sites.
 - **Policy:** Ensure that regular Town communications with the DNR, Bayfield County Forestry Department, Corps of Engineers and the National Park Service pertaining to a plan and plan implementation for the Flag River, which is a Class I trout stream, are achieved.
 - **Policy:** Develop practices that would prevent the spreading of invasive aquatic non-native species.

- **Objective:** Adopt erosion control standards for construction sites.
 - **Policy:** Encourage enforcement of uniform setbacks from the Lake Superior shoreline for development and other soil disturbing activities.
 - **Policy:** Promote the use of the 2007, *“Managing Woodlands on Lake Superiors Red Clay Plain”* in addition to the 1995 *“Best Management Practice Guidelines for Water Quality, Field Manual for Loggers, Landowners and Land Managers”*

Goal: Maintain the scenic and aesthetic beauty of the Township of Port Wing.

- **Objective:** Use setbacks and vegetative screening to preserve the rural appearance of highways and roadways.
 - **Policy:** Develop a guide to review each development proposal requesting zoning changes and variances and assure consistency of proposed development with this comprehensive plan.
 - **Policy:** Promote and support the scenic byway designation for State Hwy. 13.
 - **Policy:** Provide appropriate signage for public areas
- **Objective:** Follow the county and federal forestry best practices, especially near scenic corridors and adjacent to lakeshores, streams and wetlands.
 - **Policy:** Identify scenic views and take appropriate action to insure their protection and make them available to the public.
- **Objective:** Maintain Town owned parks and forest areas by applying state of the art stewardship techniques to provide areas for public enjoyment.
- **Objective:** Identify and clearly designate wetlands, scenic open spaces, prime forest areas and historic sites and develop plans to preserve them.
 - **Policy:** Improve existing parks and recreational facilities that provide a significant part of the visitor attraction while protecting the unique natural resources of the town.
 - **Policy:** Promote the use of the 1995 *“Best Management Practice Guidelines for Water Quality, Field Manual for Loggers, Landowners and Land Managers”*
 - **Policy:** Balance the need for environmental protection with reasonable use and development

Goal: Preserve and protect farmland and agricultural activities in the Town of Port Wing

- **Objective:** Support and promote diverse agricultural activities and growth.
 - **Policy:** Encourage the development of truck farming, hobbyfarms, alternative agriculture and fruit farms.
 - **Policy:** Discourage the development of large scale/factory farms. Pass local ordinance in addition to Bayfield County Ordinance restricting large scale/factory farms.
- **Objective:** Identify and designate the Towns farmland areas for preservation.
 - **Policy:** Investigate the potential for purchasing development rights and conservation easements for preservation of agricultural land.
 - **Policy:** Discourage residential development on productive agricultural lands.
- **Objective:** Promote erosion control through sound soil conservation practices.
 - **Policy:** Encourage good soil and water conservation such as Best-Management Practices for forests, woodlands and agriculture.
 - **Policy:** Maintain and encourage restoration of natural buffer areas adjacent to surface water resources.

Specific actions pertaining to the agriculture, natural and cultural resources element are as follows:

Implementation Action Items	Schedule				Responsible Entity
	2022 to 2025	2026 to 2029	2030 to 2033	2034 to 2037	
Meet with DNR land managers periodically to understand and assist with the management of key natural resources in the Town.	X	X	X	X	Town Board
Prevent land use practices that have a detrimental effect on the land, soil, water and air quality.	X	X	X	X	Town Board
Acknowledge Bayfield County guidelines for building design, setbacks and size of developments on or near surface waters and wetlands.	X	X	X	X	Town Board
Use the current <i>“Best Management Practice Guidelines for Water Quality, Field Manual for Loggers, Landowners and Land Managers”</i> for all road developments and improvements.	X	X	X	X	Bayfield County, Town Board, Road Crew
Work with the local and/or state Historical Society representatives to sustain and improve historic preservation.	X	X	X	X	Town Board, Museum Committee
Develop management plan and budget for key parcels of Township owned land and parks	X				Parks Board
Identify options for preservation and development of sustainable agriculture in the Town.	X	X	X	X	Town Board
Continue to support a farmer’s market	X	X	X	X	Town Board All Committees
Redesign / Renovate Seagull Island Area	X	X			Parks Board
Redesign/ Renovate Twin Falls Park Area	X	X			Parks Board
Prepare a plan for signage to designate public recreation areas, ATV and snowmobile trails.	X	X			Town Board, Park Board
Enhance Port Wing Michelle Wheeler Wetland Restoration Site by adding hiking trails/benches.	X	X			Town Board, Park Board

Economics Element Goals and Objectives

The Town of Port Wing must nurture and promote economic development of the Town to ensure that there will be adequate business service establishments to maintain Town viability, appropriate use of resources, and resident satisfaction. Economic maintenance and development activities should encompass and be mindful of historical traditions, community priorities, and the environmental and recreational community values.

Issue: Support current small businesses and encourage development of others.

Issue: Ongoing support of the maintenance and improvement of the marina, harbor area and beaches, in the town as economic attractions.

Issue: Collaboration between the Port Wing Business Association and the Town Board as a necessary component of planning, support, growth, and development.

Issue: Lack of living wage employment opportunities.

Issue: Ongoing planning activities and action for the future.

Goal: Support and enrich the development of existing business establishments and conscientiously add those businesses that are perceived as being compatible to the community at large, addressing the expressed desire for a small-town rural atmosphere.

- **Objective:** Ascertain the perceived needs that are being filled by existing businesses.
- **Objective:** Identify those areas of business service activity that are currently not being served by the existing business community.
- **Objective:** In conjunction with the local Port Wing Business Association ascertain the business community's concerns and potential ways of coordinating efforts to fill the needs for diverse and sustainable business establishments that may be beneficial to the long-range planning goals of the community.
- **Objective:** Based on the results of the collaboration efforts, set a priority list of business needs and attempt to help solve these perceived needs.
 - **Policy:** Port Wing Business Association, individual business owners, Town Board and Planning Committee engage in ongoing communication.
 - **Policy:** Collaborate efforts with any interested Town members and organizations along with the Town Board for support activities to address the objectives of coordination of efforts for economic enrichment and development.
- **Objective:** Business development must lie within the constraints of county zoning, local land use goals, and statewide regulations. Such development needs to be with the advice and consent of the community through the representatives on the Town Board, as they impact the overall environment as well as the ambience of the community.
 - **Policy:** The Town Board will be active and informed in policies, ordinance development, and the enactment and enforcement of the same.
 - **Policy:** Business and development policies and zoning will be compatible with other Port Wing and Bayfield County Comprehensive Planning categories of outlined goals and objectives.
- **Objective:** Encourage efforts to promote local businesses on a year-round basis.
 - **Policy:** Town Infrastructure will be sufficient to support year-round businesses.
 - **Policy:** The Town Board and any interested organization and individual will collaborate to actively assist in making Port Wing attractive for year-round business opportunities.

Goal: Encourage employment development activities.

- **Objective:** Encourage service, recreational, and home business employment development that fit into the parameters of preserving green space and environmental quality adherence.
 - **Policy:** Support existing businesses which will serve as possible sources of employment expansion. Assure that these businesses are environmentally friendly and conform to governmental regulations.

- **Policy:** Encourage the development of home and small businesses more significant in the Internet work climate. Promote and coordinate efforts to meet the infrastructure needs for such business development e.g., electrical and communications utilities.
- **Policy:** Support small agricultural related economic activities.

Goal: Promote economic activity which will coordinate and integrate with other elements of the Town and Bayfield County Comprehensive Elements and Plans

- **Objective:** Address the priorities identified by community members, in particular, thoughtful tourism and recreational activities enhancement, daily resident services, home based business, and small trade economic improvement.
 - **Policy:** Town Board will engage when necessary and prudent with the Port Wing Business Association, individual small businesses, residents actively engaged in community activities, and the ongoing Planning Committee members.

Goal: The Town will seek to create job opportunities that provide wages that will support increasing housing and transportation needs, values and costs.

- **Objective:** Expand economic opportunities for higher incomes so that existing housing units can remain occupied and be maintained.
 - **Policy:** Seek out and encourage opportunities to locate higher wage paying opportunities in the Town of Port Wing.
 - **Policy:** Encourage home-based opportunities for residents that may provide additional income.
 - **Policy:** Work closely with the Business Association to advise the Town Board.
 - **Policy:** Continue Town Planning Committee body to advise the Town Board on land use issues
- **Objective:** Retain or increase the number of resident families with children in the Town of Port Wing by promoting employment, businesses, and housing that can help support families.
 - **Policy:** Collaboration and engagement between Town Board, Planning Committee, small businesses, residents.

Specific actions pertaining to the economics element are as follows:

Implementation Action Items	Schedule				Responsible Entity
	2022 to 2025	2026 to 2029	2030 to 2033	2034 to 2037	
Make permanent the Port Wing Planning Committee as a Town Board advisory element.	X				Town Board, Planning Committee
Seek out and encourage opportunities to locate higher wage paying businesses in the community.	X	X	X	X	Business Association
Establish a system of frequent communication with the existing public utilities (e.g. Sanitary district, Bayfield Electric, XCEL Energy and Norvado), in order to convey our needs and allow them to advance their ideas.	X	X	X	X	Town Board, Business Association, Planning Committee
Collaborate with the Port Wing Business Association to coordinate efforts and advise the Town Board as appropriate and necessary	X				Town Board
Work with UWEX to support agricultural activities in the community	X	X	X	X	Town Board
Continue to support a Saturday market.	X	X	X	X	Town Board
Develop a boat and equipment cleaning station at the Town Marina to facilitate removal of aquatic invasive species.	X				Town Board, Planning Committee, Marina

Utilities and Community Facilities Goals and Objectives

The Town of Port Wing will continue to provide and maintain adequate facilities and services to meet the needs of the Town.

Issue: The town survey indicated a need for continued support for the availability and use of our public buildings for recreational and business activities.

Issue: There are issues with cellular service in the town of Port Wing. Our survey points at a deficiency in this area.

Issue: The town survey indicates that an increase in pedestrian paths, sidewalks and bike paths would be an improvement in the future for access and safety.

Issue: Upkeep and beautification of the town, municipal, buildings was stated as important in the town survey.

Goal: Ensure adequate provision of public services.

- **Objective:** Commit to continuously improve public service operations in order to reduce their environmental impact.
 - **Policy:** Encourage businesses to participate in green state and federal programs.
- **Objective:** Continue to maintain or enhance existing public recreational lands, trails and facilities in the township by:
 - **Policy:** Applying preventative maintenance of structures, amenities and space in the Town's boat launch and parks.
 - **Policy:** Providing clean and safe access to all public beaches and trailheads.
 - **Policy:** The Town will continue to provide the necessary resources to maintain good repair of public recreational facilities and trails.
 - **Policy:** Support measures for recreational development
 - **Policy:** Continue to enhance Town land for parks and year-round gathering spaces.
 - **Policy:** Maintaining all public restroom facilities to accommodate the demand.
- **Objective:** Expand on the current uses of the town facilities to meet the cultural, social, educational and fundamental needs of the community by:
 1. Providing a space for learning opportunities in combination with high-speed internet access
 2. Continuing operating the town facilities as a year-round gathering place and resource center
 3. Expanding use of town facilities as a recreational program center.
- **Objective:** Increase coordination of the management development and redevelopment of public and private utilities and facilities including:
 1. Wastewater capacity / Stormwater
 2. Telecommunications infrastructuresuitable for economic development
 3. Sanitary capacity and collection if required
 4. Solid waste recycling
 5. Dredging
 - **Policy:** Develop a responsible stewardship plan for stormwater management.
 - **Policy:** Work with communications providers to upgrade telecom infrastructure as required

- **Policy:** Increase the solid waste disposal and recycling facility services as required to accommodate the needs of the community.
- **Policy:** Introduce alternative energy methods for utilities and community facilities.
- **Objective:** Encourage residents to volunteer for the fire department and EMS services.
 - **Policy:** Work with Fire/EMS leadership to determine if incentive programs can be created that will foster more community participation, particularly with the younger generations.

Specific actions pertaining to the Utilities and Community Services Element are as follows:

Implementation Action Items	Schedule				Responsible Entity
	2022 to 2025	2026 to 2029	2030 to 2033	2034 to 2037	
Develop a community action plan for the recruitment of more and multi-generational Fire and EMS individuals.	X	X	X	X	Fire/EMS and Community
Explore the feasibility and costs of creating better pedestrian lanes and bike paths within the town of Port Wing	X				Town Board and Plan Committee
Investigate options for promoting recreational opportunities, including a funding source.	X	X	X	X	Parks & Lands Committee
Determine if it is economically feasible to expand or create a sanitary district for lakeshore neighborhoods.	As Needed				Sanitary District
Develop guidelines and future plans for stormwater run-off	X				Town Board Appointed Committee
Annually review the solid waste and recycling services.	X	X	X	X	Town Board (at the annual meeting)
Install Crosswalk signage for Hwy 13 for better pedestrian safety between business, campgrounds and the remainder of the town.	X	X	X	X	Town Board

Intergovernmental Cooperation Element Goals and Objectives

The Town of Port Wing's vision for Intergovernmental Cooperation is as follows: The Town of Port Wing will continue to establish and enhance mutual relationships with federal, state, county and local governments to develop solutions to issues within the Town as well as issues that involve multiple jurisdictions or cross municipal boundaries.

Goal: Work closely with the town to establish a (5) member town board in order to more effectively manage town and governmental responsibilities.

- **Objective:** To encourage more involvement within the community and enable the Town Board to more effectively and efficiently manage all aspects of town and developmental opportunities.
- **Objective:** To be more consistent with Town Board best practices within the county of Bayfield and the State of Wisconsin.

Goal: Continue to seek to establish and improve mutually beneficial relationships with other units of government and committees within the town of Port Wing

- **Objective:** Establish an annual requirement for committees that are associated with the town of Port Wing to report on membership, activities and progress on an annual basis at a Town Board meeting or hold a public meeting of their own at the Town Hall with community participation.
- **Objective:** Encourage cooperation with adjacent towns in developing policies for the protection of their natural, cultural, scenic and historic resources.
- **Objective:** Encourage cooperation among South Shore communities in the preparation of public information programs to educate the public with regard to land use planning and zoning ordinances and implementation.
- **Objective:** Continue to cooperate with the other South Shore communities to provide fire protection, ambulance, and search and rescue services to the partnering communities.

Goal: Continue to improve relationships with federal, state and county agencies to support the towns objectives and better understand the opportunities afforded by each branch of government.

- **Objective:** The town board will stay informed of changing issues, policies and opportunities of each governmental agency, that effect the Town of Port Wing.
 - **Policy:** Designate a Town Board member to regularly seek, monitor and report agency updates, relating to the Town.
 - **Policy:** Make efforts to reduce the cost to municipal governments by cooperating with neighboring municipalities.
- **Objective:** The Planning Committee will designate an individual to better understand county regulations, support and opportunities that can help to achieve the goals of the comprehensive plan.
 - **Policy:** Educate and inform the Town Board and the Community on regulatory issues that can affect the goals and objectives of the Comprehensive 10 Year Plan
 - **Policy:** Update the 10 Year Plan with pertinent information that positively or negatively affect the Goals and policies within the Comprehensive 10 Year Plan

Specific actions pertaining to the Intergovernmental Cooperation Element are as follows:

Implementation Action Items	Schedule				Responsible Entity
	2022 to 2025	2026 to 2029	2030 to 2033	2034 to 2037	
Invite area governments and school districts to participate in town or facility planning meetings.	X	X	X	X	Appropriate Body
Work with adjacent towns and other governments to maintain and improve government services along the South Shore.	X	X	X	X	Town Board
Assign individuals to work with specific governmental agencies to enhance our knowledge of opportunities to achieve our collective goals and objectives.	X	X	X	X	Town Board and Plan Committee
Develop and maintain an accurate inventory of all active and terminated inter-governmental agreements.	X				Town Board
Work with the Town Board to establish and maintain a (5) member Board	X	X	X	X	Town Board and Plan Committee
Send copies of the Draft Comprehensive Plan Outline to Town Board members and town committees	X	X	X	X	Plan Committee
Send copies of draft comprehensive plan to appropriate board, committees, etc.	As Amended				Plan Committee

Land Use

The Town of Port Wing is committed to protecting the rural characteristics of the Town and its abundant natural resources through thoughtful and consistent land use practices. Through input from the 2021/2022 Town Survey, the following issues were identified as a priority from the Port Wing residents.

Issue: The current understanding of the zoning of commercial parcels and specifically Washington Ave should be addressed through education and clarification so that both residents and businesses fully understand developmental possibilities and flexibility that exists today.

Issue: There are no zoning specifics related to water usage in place for the town or township of Port Wing. A suggestion was made for the Town Board to establish enforceable water usage policies within the constructs of zoning.

Issue: There is no specific zoning that protects the town and its residents from large farming operations to become a reality. However, We are monitoring the development of ordinances that will create both environmental and financial obstacles for those wishing to establish Large Scale Concentrated Animal Feeding Operations (CAFO).

Issue: Unsightly areas should be remediated to ensure that each resident respects the community and understands the effects that unsightly areas have on tourism and the attraction of potential future residents.

Issue: Unsafe properties should be improved, reconstructed or condemned and removed to improve the wellbeing of our citizens.

In conjunction with Bayfield County, the Town of Port Wing will create a Future Land Use Map with updated Land Use Classifications. For a complete set of land use maps, goals and policies, please refer to the Town of Port Wing, Full Comprehensive Plan.

Goal: The Town of Port Wing and the Planning Committee will work together to educate the community about the zoning of our town in order to present flexible opportunities for both business and residential expansion.

- **Objective:** To establish a common understanding of current and future residential and business opportunities within the commercially zoned areas of Port Wing.
 - **Policy:** Research the usage of a Village Mixed Use category of zoning, as initiated by other communities in Bayfield County to see if this category is more flexible with usage than our current practice of granting variances to commercially zoned parcels.
 - **Policy:** Create a forum to educate the community about commercially zoned areas of the Town and the opportunities for future expansion of businesses in the area.

Goal: The Town of Port Wing will attempt to reclassify identified parcels that do not follow consistent land use practices.

- **Objective:** Areas, if zoned incorrectly should be rezoned to correspond with the Bayfield County Zoning laws or in conjunction with exceptions that are approved by the Town Board. Adjacent properties of identical zoning should be considered when addressing zoning inconsistencies.
 - **Policy:** Prepare rezone applications to Bayfield County Zoning for out of zoning compliance areas identified by the town board

Goal: The Town of Port Wing will plan for future growth by identifying areas that would appropriately change or enlarge specific land use districts and area requirements.

- **Objective:** To establish guidelines for restricting property owners from creating unsightly areas. Particularly, within the town areas where it affects tourism and future residential owners.
 - **Policy:** The town board will review the Bayfield County zoning restrictions for the purpose of establishing potential town ordinances that can be enforced in a short period of time.
 - **Policy:** Create policies and restrictions for trailers, shipping containers, RVs, Boat Houses and abandonment,

in order to keep the Town of Port Wing attractive and safe.

- **Objective:** Increase or change the commercial zoning district in the Town as future needs require.
 - **Policy:** Approve applications for change of use or rezoning to commercial, the land on the North and South side of Hwy 13 as required. (Must conform to Commercial Zoning areas)
- **Objective:** All parcels adjacent to the (Town Core) except those set aside for commercial expansion should be considered for conversion to Village Mixed Use or (R-RB).
 - **Policy:** Consider approving applications for Village Core use in adjacent zoning districts that might be suitable for senior housing or provide affordable multi-unit housing.

Goal: The Town of Port Wing will consider the establishment of a business park when appropriate.

- **Objective:** To provide a concentrated, properly zoned area with appropriate services for business growth away from Highway 13 and other conflicting land use.
 - **Policy:** The Town will consider the feasibility of setting aside a properly zone parcel of land for use as a business park, potentially reviewed by a Parks and Lands Committee appointed by the Town Board.
 - **Policy:** The Town will estimate costs and locate funding opportunities to construct road access and extend sanitary services to the identified parcel when appropriate.
 - **Policy:** The Town will determine optimum parcel sizes, survey and lay out parcels for sale or lease within the business park.
 - **Policy:** The Town will discourage requests for exceptions and variances within conflicting land use districts or policies.

Goal: The Town of Port Wing will protect and preserve the unique natural resources of the Town.

- **Objective:** The Town of Port Wing will be engaged to consider the merits in creating a Natural Resources Overlay Land Use District to protect unique natural areas including:
 1. Lake Superior Shoreline including: Quarry Point, Quarry Beach, Big Pete Beach, Seagull Island
 2. Flag River and its Tributaries
 3. Boreal Forests (2)
 4. Bibon Lake and the Port Wing Slough
 5. Twin Falls Recreation Area
 6. Wheeler Wetlands
 - **Policy:** Assess and or proceed through the required steps to get the referenced Natural Resources Overlay in effect.
- **Objective:** The Town will attempt to make the best use of natural resources within the Town for conservation and recreational use, utilizing available funds or grants to effect required actions.
 - **Policy:** Consider carefully opportunities to acquire or trade land that provides recreational or conservation uses.

Goal: The Town of Port Wing will have a review process for structures built or modified within Commercial, Residential/Recreational Business, and Village Mixed Use Land Use Districts.

- **Objective:** To preserve and protect the rural and historical characteristics of the Town of Port Wing.
 - **Policy:** Propose an architectural review process that would review design, building mass, exterior construction materials, lighting and signage in commercial, residential/recreational business, and Village Mixed Use Districts.

Goal: The Town of Port Wing will support attempts to implement Conservation Easements.

- **Objective:** To keep taxes on existing undeveloped land affordable by eliminating the possibility of development by subdivision.
- **Objective:** To promote and protect the farming industry within the Town

Goal: The Town will have in place criteria for approval of short-term rental permit applications.

- **Objective:** Establish a fair and equitable process for reviewing the short-term rental application process.
- **Objective:** Eliminate subjective decision making by incorporating input by both the Town Board and Plan Committee using the comprehensive plan document.
 - **Policy:** All short-term rental applications will be subjected to the same approval criteria.

Goal: The Town will keep sanitary district services current with the needs of the Town.

- **Objective:** Protect our natural resources by keeping waste treatment effective.
 - **Policy:** Review sanitary services and service areas on a regular basis keeping the Sanitary Districts map up to date with Bayfield County administration.

Goal: The Town will thoughtfully consider growth and development in the Lake Superior harbor area.

- **Objective:** To allow the marina and retail areas to develop as needed to provide for demand.
 - **Policy:** Consider state and federal programs for funding when examining options for marina and waterfront growth.

Specific Action Items for the Land Use Element are as follows:

Implementation Action Items	Schedule				Responsible Entity
	2022 to 2025	2026 to 2029	2030 to 2033	2034 to 2037	
Create a publication that outlines the procedure in the Town of Port Wing to obtain pertaining to Land Use.	X				Town Board or Plan Committee
Make applications as appropriate to rezone with the County to clean up inconsistent zoning	X				Town Board
Establish a business park assessment and feasibility study when warranted		X			Town Board or Plan Committee
Create a Natural Resources Protection Overlay.	X				Town Board, Plan Committee, Property Owners
Set up a review process for new construction, remodeling, lighting and signage in commercial, residential/recreational business and Village Mixed Use Land Use districts.	X				Town Board or Plan Committee
Create Agricultural Conservation Easements.	As Needed				Town Board, Plan Committee
Establish criteria for approving short term rental applications to the Town.	X				Town Board or Plan Committee
Oversee any development at the waterfront including marina and retail.	X	X	X	X	Town Board and Plan Committee
Review Sanitary District capacity and service area.	X	X	X	X	Town Board

Bayfield County Zoning Districts and the Town of Port Wing

One of the primary elements of community development is the usage and adherence to zoning districts. The Town of Port Wing follows the guidance and adheres to the zoning districts developed by the Bayfield County zoning department. When applicable, zoning variances can be applied for and assessed through the Bayfield County Zoning Department to accommodate special needs of the community. The Port Wing town board will also review the variance and approve or deny based upon community goals and objectives. While there were no specific issues or objections to current zoning, based upon the Town Survey compiled in June of 2021, we understand that education needs to occur to ensure that a common understanding of zoning is achieved. With the examples below and the zoning district descriptions, we hope to provide the information required to enable future development of Port Wing and achieve better community understanding and support.

Example 1:(Main Street, Washington Ave) (C) Our Main Street, Washington Ave, is zoned **C Commercial**. As described below, 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. Overtime, property owners have been granted variances to this district by Bayfield County Zoning Board and with the approval of the Port Wing Town Board to have Residential-Recreational-Businesses, R-RB. This district is intended to provide for permanent or seasonal residential development and associated recreational use. This example exemplifies the flexibility that the Town and the County can afford our residents in a zoning district that was primarily zoned Commercial.

Example 2: (Development of Industrial Businesses) (I)This district is intended to provide for any manufacturing or industrial operation, which on the basis of actual physical and operational characteristics, would not be detrimental to 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. It is difficult for industrial business to be established within the confines of its own zoning district yet alone be provided a variance to be developed near or within Commercial, or Residential zones. Future opportunities may present themselves with growth and expansion for industrial businesses. Should that occur, the development of an industrial park would be the most likely direction based upon funding, land acquisition and services required to support industrial expansion.

Example 3: CAFOs (Concentrated Animal Feeding Operation) (A-2) Regulated by EPA-Environmental Protection Agency under the clean water act, CAFOs are designated as farms by the Court of Appeals. In 2020, Bayfield County instituted a 1 year moratorium on CAFOs in order to assess its impact on the environment. Since that time, an amended ordinance has been developed to regulate the development of CAFOs. The Bayfield County board of supervisors are in the process of approving this ordinance for farms that exceed 1,000 animal units. In addition, the state's natural resources department is in the process of developing an Environmental Impact Statement for CAFOs. We will monitor for progress in this area and look for the approval of the reference document titled, Bayfield County Ordinance No. 2022-09 on Large Scale Concentrated Animal Feeding Operations (CAFO).

Sec. 13-1-61 Zoning Districts of Bayfield County

This Section is to divide the unincorporated areas of Bayfield County into districts within which the uses of land will be mutually compatible:

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 is to require 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

- 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.
- Upon the installation of public sewer and/or water supply facilities in an existing unincorporated village, the area may be rezoned to the Residential-4 District.
- The Residential-4 District is not intended for and shall not be applied to areas outside existing 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.

UVOD Unincorporated Village Overlay District.

- The Unincorporated Village Overlay District is created to accommodate the land use patterns of those established unincorporated villages where, in order to ensure development consistent with the intent of this Chapter, special provisions shall be applied.
- The Unincorporated Village Overlay District shall encompass the lands contained in the Villages of Drummond, Cornucopia, Iron River, Herbster, Grand View, and Port Wing as these boundaries are delineated on the orders creating these respective sanitary districts created under the provisions of Ch. 60.3, Wis. Stats, and on file at the Register of Deeds Office.

- This District shall also include the property included within the Cable Sanitary District service area in Section 18-43-7, in the Town of Cable, and any lands in Bayfield County that are within a Sanitary District Service area.

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. Title 13, Chapter 1, Article D Zoning

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.